

A.P.N.: 013-160-66  
File No: 13896-2677826 (TV)  
R.P.T.T.: \$175.50

LINCOLN COUNTY, NV  
\$212.50  
RPTT:\$175.50 Rec:\$37.00  
FIRST AMERICAN TITLE INSURANCE COMPANY  
OFFICIAL RECORD  
AMY ELMER, RECORDER

**2024-167498**

**10/09/2024 09:56 AM**

Page 3 AE

When Recorded Mail To: Mail Tax Statements To:  
David Beau Carlson and Gregory Alan Cherhoniak  
PO Box 413  
Panaca, NV 89042

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Bradley Family Limited Liability Company, a California limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

David Beau Carlson, a married man and Gregory Alan Cherhoniak, a married man, as joint tenants

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**A portion of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 11, Township 3 South, Range 67 East, Mount Diablo Base & Meridian, more particularly described as follows:**

**Parcel 3 as shown on that certain Parcel Map for Bradley Family Limited Liability Company, recorded April 07, 2017, in Book D, Page 228, as File No. 151147, in the Office of the Lincoln County Recorder, Nevada.**

**Excepting therefrom all that real property conveyed to the County of Lincoln by Deed of Dedication recorded June 13, 2002 in Book 164, Pages 290 thru 292 as Document No. 118300.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

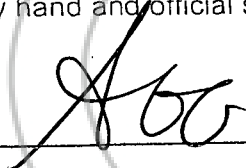
On September 30, 2024 before me, Adrienne Ollie Green, Notary Public  
(insert name and title of the officer)

personally appeared Robert M. Bradley  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

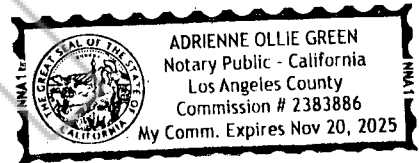
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Attachment For:

Grant, Bargain and Sale deed

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-66
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$45,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$45,000.00
- d) Real Property Transfer Tax Due \$175.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax/due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Bradley Family Limited Liability Company, a California limited liability company

Print Name: \_\_\_\_\_  
Address: 10040 La Tuna Canyon  
City: Sun Valley  
State: CA Zip: 91352

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Names: David Beau Carlson and Gregory Alan Cherhoniak  
Address: PO Box 413  
City: Tahara  
State: NV Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company File Number: 13896-2677826 TV/ TV  
Address: 10000 W Charleston Blvd, Suite 180  
City: Las Vegas State: NV Zip: 89135

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)