

A.P.N.: 001-012-22
File No: 119-2669961 (EDH)
R.P.T.T.: \$507.00

EUREKA COUNTY, NV
RPTT:\$507.00 Rec:\$37.00
\$544.00 Pgs=2
2023-251351
12/14/2023 04:03 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Mail To: Mail Tax Statements To:
Lon Brady and Tami Brady
P.O. Box 72
Eureka, NV 89316

GRANT, BARGAIN and SALE DEED

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

Nicole L. Tissue, a single woman

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

Lon Brady and Tami Brady, husband and wife as joint tenants

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

PARCEL A-8 AS SHOWN ON THAT CERTAIN PARCEL MAP FOR WILLIAM D. MILES AND DAVID A. PASTORINO FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON JULY 8, 1992, AS FILE NO. 141573, BEING A PORTION OF SE 1/4 NE 1/4 SECTION 14, TOWNSHIP 19 NORTH, RANGE 53 EAST, M.D.B.&M.

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.

Nicole L. Tisue
Nicole L. Tisue

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **CLARK**)
 Eureka)

This instrument was acknowledged before me on December 12, 2023 by **Nicole L. Tisue.**

[Signature]
Notary Public
(My commission expires: 11-17-2025)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 119-2669961.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-012-22
- 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: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due \$507.00

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Nicole L. Tisue

Print Name: Lon Brady and Tami Brady

Address: P.O. Box 69

Address: P.O. Box 72

City: Eureka

City: Eureka

State: NV Zip: 89316

State: NV Zip: 89316

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

Print Name: First American Title Insurance Company

File Number: 119-2669961 EDH/ SC

Address: 2500 N. Buffalo Drive, Ste 130

City: Las Vegas

State: NV Zip: 89128

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