

When recorded return to:

DENTON & LOPEZ  
Ralph L. Denton, Esq.  
626 So. Seventh St.  
Las Vegas, NV 89101

A portion of APN# 1-031-01  
A portion of APN# 1-301-04

Grantees address:

James Gordon Cole  
P. O. Box 295  
Pioche, NV 89043

TRUSTEE'S DEED

WHEREAS, GORDON H. COLE and BETTE G. COLE, husband and wife, on the 11<sup>th</sup> day of December, 1991, executed an agreement between themselves of which they created an *inter vivos* trust known as THE COLE FAMILY TRUST; and,

WHEREAS, they were co-trustees of such trust during their lifetimes and the survivor thereof the sole trustee until his or her death; and,

WHEREAS, GORDON H. COLE died on the 9<sup>th</sup> day of May, 1999, and BETTE G. COLE died on the 15<sup>th</sup> day of December, 2000; and,

WHEREAS, CONNIE A. SIMKINS was designated successor trustee of such trust following the death or incapacity of the said GORDON H. COLE and BETTE G. COLE; and,

WHEREAS, the said CONNIE A. SIMKINS has accepted appointment as such successor trustee, as evidenced by a Certificate of Incumbency recorded in the Office of the County Recorder of Lincoln County, Nevada on the 26<sup>th</sup> day of February, 2001, in Book 153 of official records, page 342; and,

### State of Nevada Declaration of Value

1. Assessor Parcel Number(s)  
 a) 1-031-01  
 b) 1-301-04  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm1/Ind1  
 g)  Agricultural      h)  Mobile Home  
 i)  Other lot + garage

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>116024</u>
Book:	<u>153</u>
Page:	<u>446-448</u>
Date of Recording:	<u>March 6, 2001</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deduct Assumed Liens and/or Encumbrances: \_\_\_\_\_  
 (Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_ )  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: Trust

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

Seller Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: ( ) \_\_\_\_\_  
 Capacity: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

Buyer Signature: Connie A. Simkins  
 Print Name: Connie A. Simkins  
 Address: Box 333  
 City: Panaca  
 State: Nevada Zip: 89062  
 Telephone: (775) 725-4652  
 Capacity: Successor Trustee

**COMPANY REQUESTING RECORDING**

Co. Name: \_\_\_\_\_ Esc. #: \_\_\_\_\_

WHEREAS, such trust agreement provided that such trust would terminate upon the death of the survivor of the said GORDON H. COLE and BETTE G. COLE; and,

WHEREAS, the beneficiaries of such trust have agreed upon a distribution of the corpus thereof.

NOW, THEREFORE, in consideration of the sum of FIVE AND NO/100 (\$5.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned CONNIE A. SIMKINS, as trustee of THE COLE FAMILY TRUST, executed on the 11<sup>th</sup> day of December 1991 (GRANTOR), does hereby assign, release, quitclaim, transfer and convey to JAMES GORDON COLE (GRANTEE), a married man, as his sole and separate property, all of the right, claim, title and interest of the undersigned Trust in and to the following parcels of real property situate, lying and being in the County of Lincoln, State of Nevada, more particular described as follows, to wit:

**PARCEL I:**

All of lots number Six (6), Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block Forty-Three (43) in the Town of Pioche, County of Lincoln, State of Nevada.

APN# A portion of 1-301-04

**PARCEL II:**

All of lots number Twenty-Two (22) and Twenty-Three (23) in Block Forty-Three (43) in the Town of Pioche, County of Lincoln, State of Nevada.

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WITNESS, the hand of GRANTOR this 6<sup>th</sup> day of ~~February~~ <sup>March</sup>, 2001.

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THE COLE FAMILY TRUST

By: Connie A. Simkins  
CONNIE A. SIMKINS,  
Successor Trustee

STATE OF NEVADA     )  
                              ) ss:  
COUNTY OF LINCOLN )

On this 6<sup>th</sup> day of March, 2001, personally appeared before me, a Notary Public, CONNIE A. SIMKINS, who acknowledged to me that she executed the foregoing TRUSTEE'S DEED.

Susan K. Adams  
Notary Public



NO. 116024

FILED AND RECORDED AT REQUEST OF  
CONNIE A. SIMKINS  
MARCH 6, 2001

at 00 MINUTES PAST 06 O'CLOCK  
PM, IN BOOK 153 OF OFFICIAL  
RECORDS PAGE 446 LINCOLN  
COUNTY, NEVADA.

LESLIE BOUCHER

COUNTY RECORDER

BY Leslie Boucher DEPUTY

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