

120913

APN Portion of, and above 11-080-05

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FIRST AMERICAN TITLE COMPANY OF NEVADA
P.O. Box 151048
Ely, Nevada 89315

First American Title
2003 SEP 15 PM 1 30

LESLIE BOUCHER
FILED 16 SEP 15

DEED OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

THIS INDENTURE, made the 9th day of July,

2003, by and between RAMON HARMON SCHMUTZ, Trustee of the RAMON HARMON SCHMUTZ 1991 NEVADA TRUST, party of the first part and hereinafter referred to as "Grantor", and LAMONT WADSWORTH and ANNETTE WADSWORTH, husband and wife, as community property with right of survivorship, parties of the second part and hereinafter referred to as "Grantees";

2025936

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto said Grantees, as community property and to the survivor of them and to the heirs of such survivor, forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

Property within the W1/2E1/2N1/2 Section 23, T. 4 S. R. 60 E. M.D.M. shown in the Record of Survey Boundary Line Adjustment filed Plat Book B, Page 362, and a portion of Patent No. 27-2000-0086 filed Book 150, Page 282, both of Lincoln County, Nevada Records, and more particularly described as follows:

Beginning in the Northeast corner of said property to be included *from which the northwest corner of said Section 23 bears N 73°05'19" W 3461.69';
Thence S 00°12'49" E 335.23'*;
Thence N 87°50'56" W 359.09'* to an existing fence corner;
Thence N 89°57'12" W 303.20' to the sixteenth line;
Thence N 00°11'54" W 325.09';
Thence S 89°41'20" W 661.93' to the point of beginning.

*="to (or at) a #5 rebar with cap stamped L SMITH PLS 12751"

NOTE: the above metes and bounds description was prepared by Lenard Smith, P.L.S. 12751, 509 Main Street, Caliente, NV 89008 *PLAT BOOK C PAGE 7*

THIS CONVEYANCE is subject to the following covenants that neither Grantees, their heirs, executors, administrators, assigns, or subsequent grantees will ever re-zone, develop (other than agricultural), place or construct, any commercial building, residential building, mobile home, manufactured home, trailer, modular home, or motorhome, on the real property conveyed by Grantor to Grantee.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as community property with right of survivorship, and to the

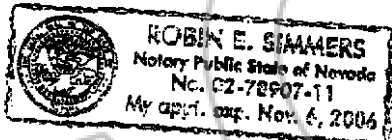
heirs of the survivor of them, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand the day and year first above written.

Ramon Harmon Schmutz
RAMON HARMON SCHMUTZ, Trustee
of the RAMON HARMON SCHMUTZ
1991 NEVADA TRUST

STATE OF NEVADA)
COUNTY OF Lincoln) ss.

On July 9, 2003, personally appeared before me, a Notary Public, RAMON HARMON SCHMUTZ, Trustee of the RAMON HARMON SCHMUTZ 1991 NEVADA TRUST, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



Robin E. Simmers
NOTARY PUBLIC

GRANTEE'S ADDRESS:

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Portion of and above 11-080-05 _____
- 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 ONLY	
Document/Instrument	<u>120913</u>
Book	<u>178</u> Page: <u>01-03</u>
Date of	<u>Sept. 15 2003</u>
Notes	_____

3. Total Value/Sales Price of Property: _____

\$5,796.19

Deed in Lieu of Foreclosure Only (value of property) (\$0)

\$0

Transfer Tax Value: _____

\$5,796.19

Real Property Transfer Tax Due _____

\$7.80

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: _____ %

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 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: Ramon Harmon Schmutz Capacity: Trustee Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Ramon Harmon Schmutz, Trustee of the
Ramon Harmon Schmutz 1991 Nevada
Trust dated March 20, 1991

Lamont Wadsworth and Annette
Wadsworth

Print Name: _____

Print Name: _____

Address: HCR 61, Box 75

Address: P. O. Box 271

City: Hiko

City: Alamo

State: NV Zip: 89017

State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box
151048
 City: Ely

File Number: 152-2025936 M/J/MJ
 State: NV Zip: 89315

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

**STATE OF NEVADA
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Signature: _____

Capacity: _____

Signature: Lamont L. Wadsworth

Capacity: Grantee

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BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Ramon Harmon Schmutz, Trustee of the
Ramon Harmon Schmutz 1991 Nevada

Lamont Wadsworth and Annette
Wadsworth

Print Name: Trust dated March 20, 1991

Print Name: _____

Address: HCR 61, Box 75

Address: P. O. Box 271

City: Hiko

City: Alamo

State: NV Zip: 89017

State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada

File Number: 152--2025936 MJ/MJ

Address: 768 Aultman Street, Ely, NV 89301, P.O. Box
151046

City: Ely

State: NV Zip: 89315

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