

120916

APN 011-080-06

Send Recorded Document to:

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

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2003 SEP 15 PM 1 37

LINCOLN COUNTY RECORDS
FEE 17.00
LESLIE SCHUCHER

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

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 CHARLES WADSWORTH and
VERLA WADSWORTH, husband and wife, as joint tenants with full
right of survivorship, parties of the second part and hereinafter
referred to as "Grantees";

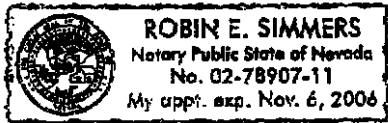
W I T N E S S E T H:

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, in joint tenancy 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:

(SEE EXHIBIT "A" ATTACHED)

THIS CONVEYANCE is subject to the following covenants

above instrument who acknowledged that he executed the instrument.



Robin E. Simmers
NOTARY PUBLIC

GRANTEE'S ADDRESS:

COPY

EXHIBIT "A"
LEGAL DESCRIPTION

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 on the Northeast corner, * from which the northwest corner of said Section 23 bears N 78°41'39" W 3378.21';
Thence S 00°12'49" E 335.22'*;
Thence N 89°41'20" W 661.93';
Thence N 00°11'54" W 335.04' to the existing fence line*;
Thence S 89°42'22" E 661.84' 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

Map Book C, Page 7

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Portion APN 011-080-06 _____
- 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>120916</u>
Book	<u>178</u> Page: <u>15-18</u>
Date of	<u>Sept. 15 2003</u>
Notes	_____

3. Total Value/Sales Price of Property:

\$5,925.36
 Dead in Lieu of Foreclosure Only (value of property) (\$0)
 Transfer Tax Value: \$5,925.36
 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 H. Schmutz, Jr. Capacity: Trustee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ramon Harmon Schmutz, Trustee of the Ramon Harmon Schmutz 1991 Nevada Trust dated March 20, 2003
 Address: HCR 61, Box 75
 City: Hiko
 State: NV Zip: 89017

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Charles Earl Wadsworth, Jr. and Verla Wadsworth
 Address: P. O. Box 271
 City: Alamo
 State: NV Zip: 89017

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

Print Name: First American Title Company of Nevada File Number: 152-2070728 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box
 City: Ely State: NV Zip: 89315

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

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Signature: _____
Signature: Charles Earl Wadsworth

Capacity: _____
Capacity: Grantee

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