

122414

APN: 001-201-08, 001-031-07,
001-031-10, 001-031-09

R P T T

RETURN RECORDED DEED TO:
Alice C. Simkins, James Cole
P O Box 333
Pioche, Nevada 89043

GRANTEE/MAIL TAX STATEMENTS TO:
Lillian Kelley
P O Box 284
Pioche, Nevada 89043

FILED FOR RECORDING
AT THE REQUEST OF

Patrick Kelley

2004 JUN 1 PM 3 13

LINCOLN COUNTY RECORDED
FEE \$16.00 NRAT
12.86 DEP
LESLIE BOUCHER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE made this 27th day of May of 2004, by and between Dan Simkins, Alice C. Simkins, Delanie Cole, James Cole, Vicki L. Fraley, William Fraley, Grantors, and Lillian Kelley a widow, Grantee.

WITNESSETH

That Grantor, in consideration of the sum of One dollar (\$1), lawful money of the United States, and good and valuable consideration, paid to Grantor by Grantee, the receipt whereof is hereby acknowledged, does by these presents, grant bargain and sell to Grantee and to Grantee's successors and assigns, all that certain lot, piece or parcel of land situated in Pioche, County of Lincoln, State of Nevada and more particularly described as follows:

A portion of the alley denoted in attached Exhibit A, and a map which is Exhibit B being a portion of the Southeast Quarter of Section 15, and the Northeast Quarter of Section 22, Township 1 North, Range 67 East, Town of Pioche, Lincoln County, Nevada.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereto belonging to or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD and singular the premises, together with the appurtenances, unto Grantee and to Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this conveyance the day and year first above written.

STATE OF NEVADA
COUNTY OF LINCOLN

This instrument was acknowledged before me on
May 27 2004 by Alice Simkins, Dan Simkins, James Cole
DATE PERSON Delanie Cole, William Fraley,
Vicki L. Fraley

SIGNATURE OF NOTARIAL OFFICIAL

SEAL



Alice C. Simkins
Alice C. Simkins
Dan Simkins
Dan Simkins
James Cole
James Cole
Delanie Cole
Delanie Cole
William Fraley
William Fraley
Vicki L. Fraley
Vicki L. Fraley

BOOK 187 PAGE 44

EXHIBIT B

4TH STREET

BRUCE CONDIE

LORIN J AND AMY JO WILKIN



POINT OF COMMENCEMENT

POINT OF BEGINNING

EASEMENT (LINCOLN COUNTY) 01-201-21

N 85°28'26" E 209.13' 001-201-08

S 58°18'30" E 32.26'

N 89°53'32" W 2716.67'

N 89°53'32" W

AREA TO BE ABANDONED

01-031-07

PARCEL 1 BOOK C PAGE 21

01-031-10

S 34°00'38" W 68.57' 27.37' 36.63'

S 58°53'06" E 147.10' 56°35'47" W 15.00'

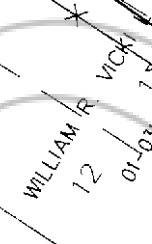
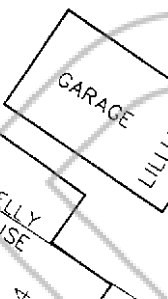
S 33°00'21" W 48.79'

S 89°53'06" E 147.10'

N 56°35'47" W 15.00'

ALLEY (LINCOLN COUNTY)

11



ALLEY (LINCOLN COUNTY) 15.00'

10

9

11

12

13



SCALE: 1" = 40'

ROADWAY ABANDONMENT

JOB NO:

DATE: 1-20-04

DRAWN BY: J.T.S.

CHECKED BY: J.T.S.

CARTER BURGESS

6655 BERVJDA LANE

LAS VEGAS, NV. 89119

(702) 838-5496

BOOK

187

PAGE

45

CarterBurgess

6655 Bermuda Road
Las Vegas, Nevada 89119-3605

EXHIBIT A

PURPOSE OF DESCRIPTION;
DESCRIBE AREA TO BE ABANDONED

DESCRIPTION

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS;

COMMENCING AT A THE NORTH QUARTER CORNER OF SECTION 22; THENCE NORTH 85°28'26" EAST, A DISTANCE OF 209.13 FEET TO THE NORTHEAST CORNER OF PARCEL 1 OF PARCEL MAPS RECORDED IN BOOK "C" PAGE 21, BEING THE POINT OF BEGINNING; THENCE SOUTH 58°18'33" EAST, A DISTANCE OF 32.26 FEET TO THE NORTH LINE OF SECTION 22 AND THE NORTHWESTERLY LINE OF A PARCEL RECORDED IN BOOK 167 PAGE 544, OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA; THENCE SOUTH 33°00'21" WEST, A DISTANCE OF 48.19 FEET ALONG SAID NORTHWESTERLY LINE OF SAID PARCEL TO THE NORTHEASTERLY CORNER OF LOT 14, BLOCK 43 OF TOWN OF PIOCHE PLAT RECORDED IN BOOK "A" PAGE 57 OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND THE SOUTHEASTERLY LINE OF A 15 FOOT ALLEY; THENCE CONTINUING ALONG THE SOUTHEASTERLY LINE OF SAID ALLEY SOUTH 33°00'21" EAST, A DISTANCE OF 36.63 FEET; THENCE LEAVING SAID LINE NORTH 56°35'47" WEST, A DISTANCE OF 15.00 FEET TO THE NORTHWESTERLY LINE OF A 15 FOOT ALLEY AND THE SOUTHEASTERLY LINE OF SAID PARCEL 1; THENCE NORTH 33°00'21" EAST, A DISTANCE OF 27.37 FEET ALONG SAID SOUTHEASTERLY LINE; THENCE NORTH 89°53'06" WEST, A DISTANCE OF 21.97 FEET; THENCE NORTH 34°00'29" EAST, A DISTANCE OF 68.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,385.24 SQUARE FEET OR 0.0548 ACRES, MORE OR LESS AND ATTACHED HERETO IS A PLAT LABELED EXHIBIT "B" AND BY THIS REFERENCE IS MADE A PART THEREOF.

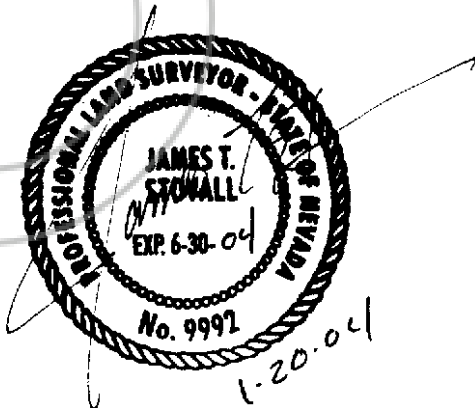
BASIS OF BEARING

N89°53'32"W BEING THE NORTH LINE OF SECTION 22 PER MAP OF SURVEY OF THE OWN OF POICHE, RECORDED IN BOOK "A" PAGE 382 OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA

END OF DESCRIPTION.

James T. Stovall
JAMES TODD STOVALL, PLS 9992
CarterBurgess
6655 BERMUDA ROAD

S:\240476\LEGALS\KELLY\KELLEY VAC2.doc



BOOK 187 PAGE 46

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) To Be Determined
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>122415</u>
Book:	<u>187</u> Page: <u>44</u>
Date of Recording:	<u>June 1, 2004</u>
Notes:	_____

2. Type of Property

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial /Ind'l
- g) Agriculture
- h) Mobile Home
- i) other _____

3. Total Value / Sales Price of Property \$ 3,490.00
 Deed In Lieu Only (value of forgiven debt) \$ _____
 Taxable Value \$ _____
 Real Property Transfer Tax Due: \$ 1286.1365

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: _____
- b. Explain Reason for Exemption: _____

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.

Signature _____ Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name _____
 Address _____
 City _____
 State _____ Zip _____

Print Name _____
 Address _____
 City _____
 State _____ Zip _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name PATRICK Kelley Esc. # FOR LILLIAN B. KELLEY
 Address P.O. Box 451
 City Pleasanton, NV State: NV Zip: 89043

(As a public record, this form may be recorded / microfilmed)

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