

122912

APN:013-150-10  
MAIL TAX STATEMENTS TO AND  
WHEN RECORDED MAIL TO:  
ROBERT H. AFFLECK and VIRGINIA C. AFFLECK, Trustees  
470 E. 1100 So. #14  
St. George, UT 84790

FILED FOR RECORDING  
AT THE REQUEST OF

Kurt Johnson, Esq  
2004 AUG 23 PM 3 43

LINCOLN COUNTY RECORDED  
FEE 17.00 DEFT 10  
LESLIE BOUCHER

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ROBERT H. AFFLECK and VIRGINIA AFFLECK, husband and wife as joint tenants with right of survivorship, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to ROBERT H. AFFLECK and VIRGINIA C. AFFLECK, Trustees of AFFLECK FAMILY TRUST, dated August 9, 2004, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Legal Description Attached hereto as Exhibit "A" and made a part hereof.

SUBJECT TO: Powers of Trustees attached hereto as Exhibit "B" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands this 9th day of August, 2004.

*Robert H. Affleck*

ROBERT H. AFFLECK

*Virginia C. Affleck*  
VIRGINIA AFFLECK

STATE OF UTAH )  
 ) ss:  
COUNTY OF WASHINGTON )

On August 9, 2004, before me, the undersigned, a Notary Public in and for said County of Washington, State of Utah, personally appeared **ROBERT H. AFFLECK and VIRGINIA AFFLECK**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal the day and year in this certificate first above written.



*Robert H. Affleck*  
NOTARY PUBLIC

**EXHIBIT "A"**

All that certain lot, piece or parcel of land situated in the County of Lincoln, State of Nevada, described as follows:

Parcel No. 8 as shown on Amended Parcel Map of Bill Ostererele and Shirlee Hansen, filed in the office of the County Recorder of Lincoln County on May 20, 1997, in Book B, Page 37A, as File No. 108969, and amended June 5, 1997, in Book B, Page 43, of Plats Record as File No. 109086, Lincoln County, Nevada, located in a portion of Section 10, Township 3, South, Range 67 East, M.D.B.&M.

EXCEPTING THEREFROM a right of way for highway purposes and a right of way for railroad purposes as disclosed in the Patents recorded September 3, 1968, in Book N-1, Page 330, and recorded January 21, 1970, in Book N-1, Page 494, Official Records, Lincoln County, Nevada.

FURTHER EXCEPTING THEREFROM all the oil and gas, as reserved by the United States of America, in deed recorded September 3, 1968, in Book N-1, Page 330, and recorded January 21, 1970, in Book N-1, Page 494, Official Records, Lincoln County, Nevada.

**EXHIBIT "B"**  
**POWERS OF TRUSTEES**

**ROBERT H. AFFLECK** and **VIRGINIA C. AFFLECK**, Trustees, are hereby vested with complete powers of disposition of the real Estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "**AFFLECK FAMILY TRUST**" which was executed on **9th day of August, 2004**.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 013-150-10  
 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  
 Other

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: 190 Page: 194  
 Date of Recording: Aug. 23, 2004  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 6  
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust.

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 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 Kurt A. Johnson Capacity Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Robert H + Virginia C. Acker  
 Address: 470 E 1100 So. #14  
 City: St George  
 State: UT Zip: 84790

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Robert H + Virginia C. Acker TR  
 Address: \_\_\_\_\_  
 City: same  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Kurt A. Johnson, Esq. Escrow #: \_\_\_\_\_  
 Address: 3321 N. Buffalo Dr., #200  
 City: Las Vegas State: NV Zip: 89129

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