

123581

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title  
2004 DEC 29 PM 3 37

LESLIE BOYER  
FEE \$19.00  
\$195.00

A.P.N.: 006-291-33 and 006-291-31 and 006-291-32 and 012-050-04 and 012-060-07 and 006-401-02 and 006-401-03  
File No: 152-2174427 (M)  
R.P.T.T.: \$195.00

When Recorded Mail To: Mail Tax Statements To:  
John L. Mathews and Donnene C. Mathews  
P. O. Box 569  
Pioche, NV. 89043

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John L. Mathews and Donnere C. Mathews, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

John L. Mathews and Donnere C. Mathews, husband and wife as community property with right of survivorship, as to an undivided 1/2 interest, and Lee R. Mathews and ShaRee B. Mathews, husband and wife as community property with right of survivorship as to an undivided 1/2 interest

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**See Exhibit "A" attached hereto and made a part hereof**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/23/2004

John L. Mathews  
John L. Mathews

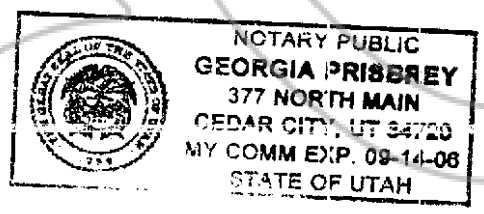
Donnere C. Mathews  
Donnere C. Mathews

STATE OF **UTAH** )  
COUNTY OF Summit )  
~~WASHINGTON~~ ) :ss.

This instrument was acknowledged before me on 12-23-04 by

John L. Mathews and Donnere C. Mathews

Georgia Pribrey  
Notary Public  
(My commission expires: 9-14-06 )



**#152-2174427**

**EXHIBIT 'A'**

**Parcel I:**

The point of beginning is a steel fence post located on the Mount Diablo Baseline, or at a point from which the South Quarter (S1/4) corner of Section 36, Township 1 North, Range 68 East, bears due West 1690.75 feet (marked by a B.L.M. brass cap dated 1971 by the U.S. Coast and Geodetic Survey);

Thence South 26°08' West, 393 feet more or less to a steel fence post;

Thence South 63°08' East, 1570 feet more or less to a steel fence post;

Thence South 26°52' West, 77 feet more or less to a steel fence post;

Thence South 63°08' East, 125 feet more or less to the center of the Meadow Valley Flood Channel;

Thence Northeast along said Flood Channel to a point where it intersects the (prolongation of the) East line of Lot 4, located within the NW1/4 of Section 5, Township 1 South, Range 69 East, or at a point in the center of the Flood Channel approximately 750 feet South of the Mount Diablo Baseline;

Thence North 750 feet more or less to the Northeast corner of said Lot 4 on said Baseline;

Thence East along the said Baseline 930 feet more or less to the South quarter (S1/4) corner Section 31 (Township 1 North, Range 69 East) marked by a B.L.M. brass cap dated 1974;

\*\*Thence continuing "East" (South 89°46'13" East) along said Baseline 520.43 feet \*;

Thence North 03°43'51" East, 731.32 feet \*;

Thence North 37°37'24" West, 261.41 feet \*;

Thence North 51°22'05" East, 1818.92 feet \*;

Thence North 56°11'13" East, 1837.92 feet \* at the Southeast corner of a concrete well pumpbase;

Thence North 56°43'07" East, 744.95 feet to the East line of the W1/2 NW1/4 Section 31 \*;

Thence North 00°21'08" East, \*\* 995 feet more or less along the said East line to the center of the Meadow Valley Flood Channel;

Thence Westerly 1320 feet more or less along said Flood Channel to a point on the West line of the NW1/4 NW1/4 of said Section 32;

Thence Southwesterly 1130 feet more or less along said Flood Channel to the South line of the NE1/4 NE1/4 of Section 31, Township 1 North, Range 69 East;

Thence West 250 feet more or less along the South line to the Southwest corner of the NE1/4 NE1/4 of Section 31;

Thence South 130 feet more or less to the center of the Flood Channel;

Thence Southwesterly 1650 feet more or less to the North line of the NW1/4 SE1/4 Section 31;

Thence West 2800 feet more or less to the Northwest corner of the NW1/4 SW1/4 Section 31, at the Range 68 East/Range 69 East, Range line at which point is a B.L.M. brass cap marked "1/4 South 36, Range 68 East/South 31, Range 69 East, 1974";

Thence South 1320 feet more or less to the Northwest corner of the SW1/4 SW1/4 Section 31;

Thence West 316 feet more or less along the North line of the SE1/4 SE1/4 Section 36 (Township 1 North, Range 68 East);

Thence South 26°08' West, 1470 feet more or less to the Point of Beginning.

\*\*Distances and bearings within double asterics are measured Basis of Bearings of measured lines is the N-S centerline of Section 31, Township 1 North, Range 69 East, M.D. & M., which is South 00°26'30" West.

Excepting therefrom that portion described as follows:

A parcel of land within the Northwest Quarter (NW1/4) of the Southwest quarter (SW1/4) of Section 31, Townshi 1 North, Range 69 East, M.D. & M., described as follows:

Beginning at the West quarter (W1/4) corner of said Section 31, marked by a brass cap;

Thence South 89°20'30" East, along the quarter section line 860.79 feet to the Northwest (NW) corner of said Parcel One (1), or the true Point of Beginning;

Thence continuing South 89°20'30" East along said quarter (1/4) section line 208.71 feet to the Northeast (NE) corner;

Thence South 00°39'30" West, 208.71 feet to the Southeast (SE) corner;

Thence North 89°20'30" West, 208.71 feet to the Southwest (SW) corner;

Thence North 00°39'30" East, 208.71 feet to the Northeast (NE) corner or place of beginning.

And further Excepting Therefrom that portion described as follows:

A parcel of land situate within the Southwest quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D. & M., being more particularly described as follows, to wit;

Beginning at the most Westerly point of this parcel on the Southeasterly side of the County Road at a point from which the West 1/4 Corner of said Section 31, Township 1 North, Range 69 East, M.D. & M., bears North 46°27'55" West, a distance of 488.82 feet;

Thence North 48°54'11" East, a distance of 286.45 feet to the most Northerly point;

**Thence South 45°48'33" East, a distance of 389.85 feet to the most Easterly point of this parcel;**

**Thence South 45°45'43" West, a distance of 373.34 feet to the most Southerly point;**

**Thence North 48°56'03" West, a distance of 296.86 feet to a point;**

**Thence North 20°46'12" East, a distance of 68.29 feet to a point;**

**Thence North 18°25'12" West, a distance of 89.64 feet to the point of beginning.**

**Said property also described as:**

**A parcel of land situated within the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 31, Township 1 North, Range 69 East M.D. & M., more particularly described as follows:**

**Beginning at the Northwest corner of this parcel at a point marked by a rebar/cap "Hulse PLS 6498" from which the West Quarter corner of said Section 31 (a BLM brass cap dated 1974) bears North 45°37'59" West, 477.66 feet;**

**Thence along the Southerly side of the paved Echo Dam road, North 49°48'42" East, 287.87 feet to a rebar/cap marked "Hulse PLS 6498";**

**Thence South 44°46'34" East, 389.36 feet to a rebar/cap marked "PLS 12751";**

**Thence South 46°35'40" West, 373.34 feet to a rebar/cap marked "PLS 12751";**

**Thence North 48°06'08" West, 296.86 feet to a rebar/cap marked "PLS 12751";**

**Thence North 20°46'12" East, 68.29 feet to a rebar/cap marked "PLS 12751";**

**Thence North 17°05'56" West, 89.01 feet to the point of beginning.**

**The basis of bearings being North 0°26'30" East, as the North-South centerline of said Section 31 as recorded on the Dry Valley Tract Plat A, Page 160 of Lincoln County Records.**

**And Further Excepting Therefrom Parcels C and D of Parcel Map for John L. and Donnene C. Mathews recorded May 28, 2002 in Plat Book B, Page 434 as File 118205.**

**Parcel II:**

**That portion of the Southeast Quarter of the Northeast quarter (SE1/4 NE1/4) and the Northeast Quarter of the Southeast quarter (NE1/4 SE1/4) of Section 6, lying East of the Meadow Valley Wash Channel, and that portion of the Southwest quarter of the Northwest quarter (SW1/4) NW1/4) of Section 5, all in Township 1 South, Range 69 East, M.D. & M., situate South of the Meadow Valley Wash Channel in what is known as Dry Valley, Lincoln County, Nevada.**

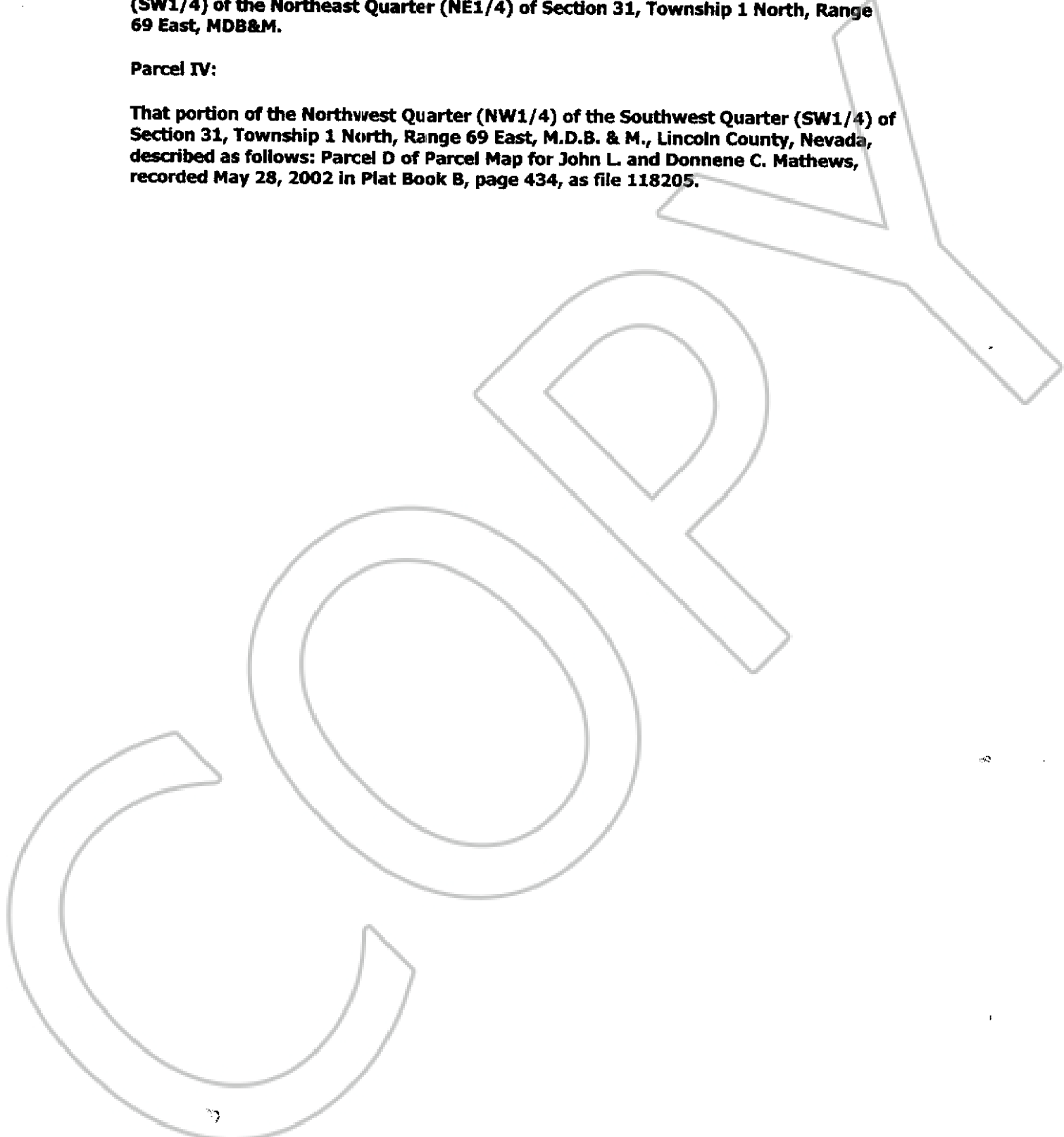
**\*Reference being made to Record of Survey, recorded January 5, 1999, in Book B, Page 180 of Plats, as File No. 112126, Lincoln County, Nevada.**

**Parcel III:**

Parcels 1B, 1C, 1D, as shown on parcel map for John G. & Teresa A. Wilcock, filed in the office of the County Recorder of Lincoln County on May 20, 2002, in Book "B", Page 430, of Plats, as File No. 118167, located in a portion of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of Section 31, Township 1 North, Range 69 East, MDB&M.

**Parcel IV:**

That portion of the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D.B. & M., Lincoln County, Nevada, described as follows: Parcel D of Parcel Map for John L. and Donnene C. Mathews, recorded May 28, 2002 in Plat Book B, page 434, as file 118205.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-291-33
- 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>123581</u>
Book	<u>195</u> Page: <u>148-153</u>
Date of Recording:	<u>Dec 29, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$50,000.00

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

Transfer Tax Value: \$50,000.00

Real Property Transfer Tax Due \$195.00 w/regards to dtr-in-law

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 9
- b. Explain reason for exemption: Between parents and son

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: John L. Mathews

Capacity: owner

Signature: Donnene C Mathews

Capacity: owner

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: John L. Mathews and Donnene C. Mathews

Print Name: John L. Mathews, Donnene C. Mathews, Lee R. Mathews, ShaRee Mathews

Address: P. O. Box 569

Address: Same

City: Pioche

City: \_\_\_\_\_

State: NV Zip: 89043

State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: First American Title Company of Nevada  
Address: 768 Aullman Street, E.y, NV 89301, P.O. Box 151019

File Number: 152-2174427 MJ/MJ

City: Ely

State: NV Zip: 89315