

123646

APN: 005-231-14

RECORDING REQUESTED BY:

Vera A. Hester
P.O. Box 70
Moapa, NV 89025

**WHEN RECORDED AND MAIL
FUTURE TAX STATEMENTS TO:**

Vera A. Hester
P.O. Box 70
Moapa, NV 89025

FILED FOR RECORDING
AT THE REQUEST OF

Gregory J. Morris LTO

2005 JAN 16 AM 10 02

LINCOLN COUNTY RECORDER
FEE \$6.00 DEPA
LESLIE DOUGHER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That VERA A. HESTER, Successor Trustee of the Charles L. Hester and Vera A. Hester Family Trust, without consideration, does hereby Grant, Bargain, Sell and Convey to VERA A. HESTER, Trustee of the VERA A. HESTER FAMILY TRUST, dated December 15, 2004, as amended, or restated, or her successors, all of her right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Southwest Quarter of the Southeast Quarter of the Southeast Quarter (SW ¼, SE ¼, SE ¼) of Section 34, Township 5 North, Range 67 East, M.D.B. & M., State of Nevada, USA.

Commonly known as vacant land located at 3 Hester Circle, Pioche, Mt. Wilson, NV 89043

GRANTEES ADDRESS: Vera A. Hester, P.O. Box 70, Moapa, NV 89025

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

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

Witness her hand this 13th day of January, 2005.

Vera A. Hester
VERA A. HESTER, Successor Trustee

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On this 13th day of January, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared VERA A. HESTER, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.
WITNESS my hand and official seal.

Kristy K. Tyler
Notary Public

Notary Public - State of Nevada
County of Clark
KRISTY K. TYLER
My Commission Expires
April 9, 2008

EXHIBIT "A"
POWERS OF TRUSTEE

VERA A. HESTER, Trustee, is 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 Trustee shall be obligated to look beyond the terms of this instrument for power in the Trustee to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantee is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustee 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 "**VERA A. HESTER FAMILY TRUST**" which was executed on **December 15, 2004**.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 005-231-14
 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: <u>195</u>	Page: <u>474-477</u>
Date of Recording: <u>Jan 18, 2005</u>	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0 SEE EXEMPTION BELOW
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0
 Real Property Transfer Tax Due \$ 0

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: 100 %

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 Vera A. Hester Capacity owner
 Signature Vera A. Hester Capacity owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Vera A. Hester
 Address: P.O. Box 70
 City: Moapa
 State: NV Zip: 89025

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Vera A. Hester
 Address: P.O. Box 70
 City: Moapa
 State: NV Zip: 89025

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

Print Name: GREGORY J. MORRIS, LTD. Escrow #: _____
 Address: 300 South Fourth St., Ste. 900
 City: Las Vegas, State: NV Zip: 89101

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.