

APN: 005-231-30

FILED FOR RECORDING  
AT THE REQUEST OF

**RECORDING REQUESTED BY:**

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

Gregory J. Morris LTD

2005 JAN 18 AM 10 02

LINCOLN COUNTY RECORDER  
FEE 16.00 DEPA  
LESLIE BOUCHER

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

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

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That VERA A. HESTER, 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:

A Parcel of land known as the East Half (E $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) Section 34, Township 5 North Range 67 East, Mount Diablo Base and Meridian, being more particularly described as follows:

Beginning at the Southeast Corner of said Parcel from which the Southeast Corner of Section 34 bears S 0°02' E a distance of 660.0 feet more or less; thence North 89°53' West a distance of 330.0 feet more or less, to the Southwest Corner; thence N 0°02' W a distance of 657.52 feet more or less to the Northwest Corner; thence North 89°41'07" East a distance of 330.0 feet more or less, to the Northeast Corner; thence South 0°02' East a distance of 660.0 feet more or less, to the Southeast Corner which is the point of beginning. APN: 005-231-30

Commonly known as 1 Hester Way, Pioche, Mt. Wilson, Nevada

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. Jyles  
Notary Public



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) 005-231-30  
 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 cabin and land

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: 195 Page: 478-481  
 Date of Recording: Jan 18, 2005  
 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, Trustee  
 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.