

**Official Record**Recording requested By  
RUSSELL K. BOWLERLincoln County - NV  
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3  
RPTT: Recorded By: DP  
Book- 247 Page- 0317

APN: 01-101-06

**When recorded return to:**Russell K. Bowler  
Bowler Dixon & Twitchell LLP  
400 N. Stephanie Street, Suite 235  
Henderson, NV 89014**Mail tax notice to:**Terry Kearns  
P.O. Box 342  
Grantsville, UT 84029**ADMINISTRATOR'S DEED**

THIS DEED is executed as of the 10<sup>th</sup> day of February, 2009, by and between Sylvia Kearns and Justin J. McAfee, Co-Administrators of the Estate of John Allen Kearns, a/k/a John A. Kearns, a/k/a John Kearns, deceased, as grantors (the "Grantors") in favor of Terry Kearns as to a one-third (1/3) interest; Jackie Kearns Morris as to a one-third (1/3) interest; Dustin Brinkerhoff as to a one-ninth (1/9) interest; Marci Martinez as to a one-ninth (1/9) interest; and Darci Caldwell as to a one-ninth (1/9) interest, all as tenants in common, as grantees ("Grantees").

**WITNESSETH:**

WHEREAS, on July 27, 2007, Grantors were duly appointed Co-Administrators of the Estate of John Allen Kearns, a/k/a John A. Kearns, a/k/a John Kearns, deceased, by the Seventh Judicial District Court, in and for Lincoln County, Nevada, in Case No. PR061007; and

WHEREAS, the above-referenced Estate is the owner in fee of all that certain parcel of real property located in Lincoln County, Nevada, as more particularly described hereafter (the "Real Property"); and

WHEREAS, on the 23<sup>rd</sup> day of January, 2009, the Seventh Judicial District Court, after a hearing thereon, approved the Order for Approval of First and Final account, for approval of Attorney's Fees, and for Final Distribution of Estate, wherein the transfer of the Real Property was granted to Grantees.

THEREFOR, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell and convey to Grantees that certain real property in Lincoln County, Nevada, which is more particularly described as follows:

**See legal description attached hereto as Exhibit "A"**

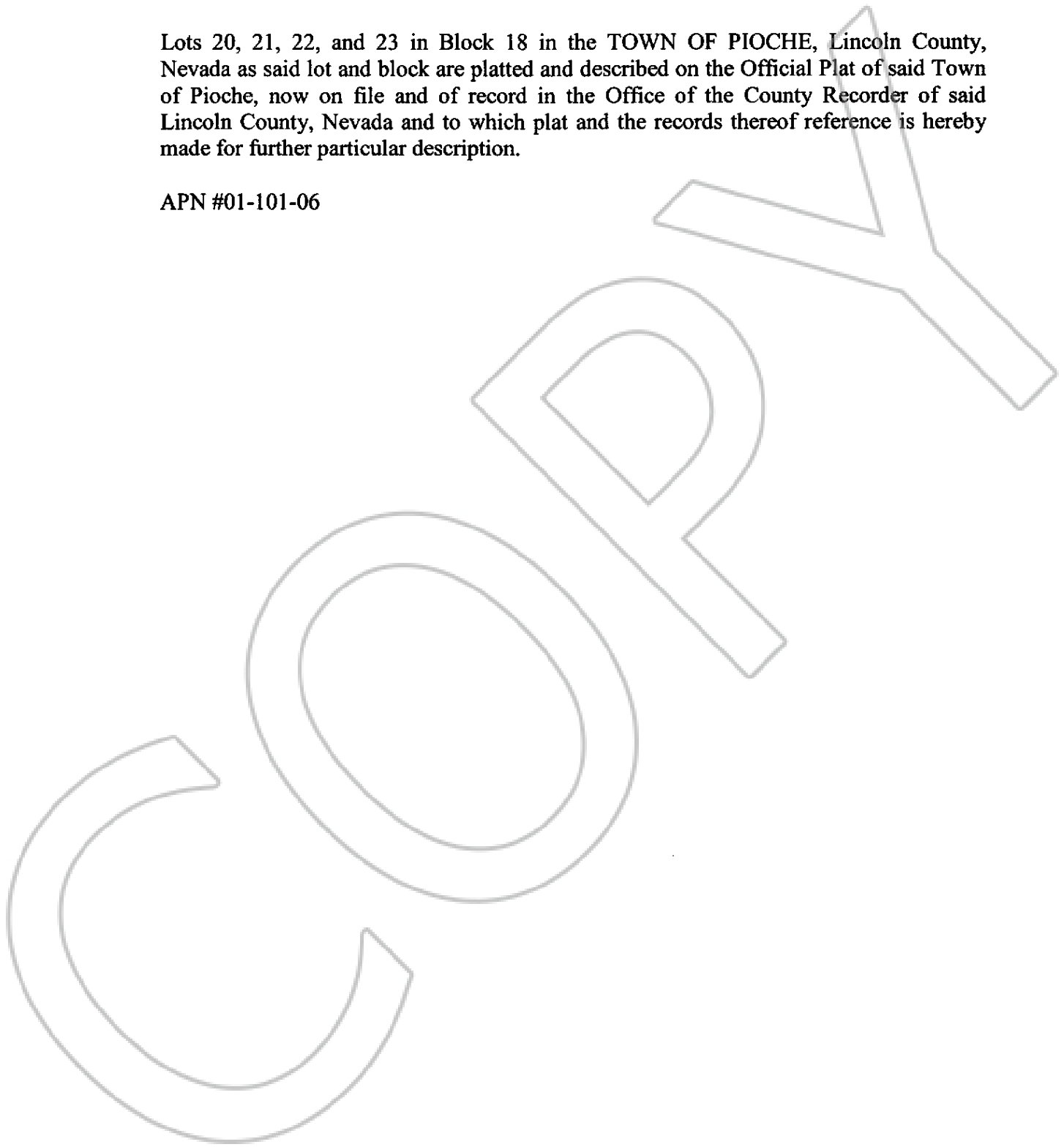




**EXHIBIT "A"**

Lots 20, 21, 22, and 23 in Block 18 in the TOWN OF PIOCHE, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.

APN #01-101-06



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
RUSSELL K. BOWLER

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Page 1 of 1 Fee: \$16.00
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- 1. Assessor Parcel Number(s)
a) 01-101-06
b)
c)
d)

- 2. Type of property:
a) [ ] Vacant land b) [X] Single Fam. Res.
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
e) [ ] Apt. Bldg. f) [ ] Comm'/Ind'l
g) [ ] Agricultural h) [ ] Mobile Home
[ ] Other

FOR RECORDERS OPTIONAL USE ONLY

Book Page
Date of Recording:
Notes:

- 3. a) Total Value/Sales Price of Property \$ -0-
b) Deed in Lieu of Foreclosure Only (value of property) (-0-)
c) Transfer Tax Value \$ -0-
d) Real Property Transfer Tax Due \$ -0-

4. If Exemption Claimed:

- a) Transfer Tax Exemption per NRS 375.090, Section 05
b) Explain reason for Exemption: Transfer from father's estate to children without consideration.

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 Sylvia Kearns Capacity Seller/Grantor
Signature [Signature] Capacity Buyer/Grantee/Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Sylvia Kearns
Address: PO Box 1362
City: Dolan Springs
State: AZ Zip: 86411

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Terry Kearns
Address: P.O. Box 342
City: Grantsville
State: UT Zip: 84029

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print name: Bowler Dixon & Twitchell LLP Escrow #:
Address: 400 N. Stephanie St., Suite 235
City: Henderson State: NV Zip: 89014