

Official Record

Recording requested By
TRENT TYRELL & PHILLIPS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 249 Page- 0092

APN: 003-121-08

When Recorded, Mail to:

Mail Tax Notices to:

Madison B. Graves II and Susan

M. Graves, Trustees of the

Madison B. Graves II and Susan M. Graves

Family Trust, dated September 27, 1993

11920 Southern Highlands Parkway, Suite 301

Las Vegas, NV 89141



0133908

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MADISON B. GRAVES II and SUSAN M. GRAVES, husband and wife as joint tenants, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to MADISON B. GRAVES II and SUSAN M. GRAVES, Trustees of the MADISON B. GRAVES II and SUSAN M. GRAVES FAMILY TRUST, dated September 27, 1993, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF FOR LEGAL DESCRIPTION

SUBJECT TO: 1. Taxes for the fiscal year.
2. Reservations, restrictions and conditions, if any; rights of way and easements either of record or actually existing on said premises.

APN: 003-121-08

GRANTEES' ADDRESS: 11920 Southern Highlands Parkway, #301, Las Vegas, NV
89141

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 on May _____, 2009.

M B Graves II
MADISON B. GRAVES II

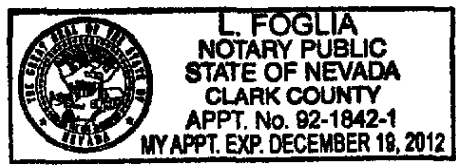
Susan M Graves
SUSAN M. GRAVES

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On May 19th, 2009, before me, the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared MADISON B. GRAVES II and SUSAN M. GRAVES, 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 signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

L. Foglia
Notary Public





Situate in the City of Caliente, County of Lincoln, State of Nevada, described as follows:

Being a portion of Section 7 beginning at a point on the East boundary of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 7, Township 4 South, Range 67 East M.D.B.&M., said point being common with the Southwest corner of the Holt Addition to the City of Caliente, Nevada; thence South 00°07' East 657+/- feet to a point in the northerly right of way line of U.S. Highway No. 93 having a width of 70 feet; thence South 59°57' West along said northerly right of way line, 270+/- feet to a point of tangency with a curve to the right having a radius of 970 feet; thence along said curve through an arc of 64°08'46" for an arc distance of 1,030 feet; thence North 34°05'46" East along a radial to the aforementioned curve, a distance of 15.00 feet to a point in the Northerly Right of Way of said Highway 100 feet wide; thence North 55°54'14" West 250+ feet; thence departing from said Right of Way line North 48°15' East, 1,932.0 feet to a point in the Easterly boundary of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 7; thence South 0°07' East along said East boundary, 340+ feet; thence south 89°57' West, 35+ feet; thence South 0°07' East, 298.5 feet to the point of beginning.

Except that portion of Section 7

Beginning at a point on the East boundary of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., a point common with the Southwest corner of the Holt Addition to the City of Caliente, Nevada; thence South 44°29' West, 208.71 feet; thence North 45°31' West, 208.71 feet; Thence North 44°29' East 422.10 feet; Thence South 00°07' West 298.49 feet to the point of beginning.

Also excepting therefrom the following described parcel of lands:

Beginning at a point on the Northerly right of way line of U.S. Highway 93 and on an extension of the West line of the Holt Addition to the City of Caliente, Nevada, said point being North 0°07'54" West, 1,100.25 feet along the Section line and West, 1,348.17 feet from the Southeast corner of Section 7, Township 4 South, Range 67 East, M.D.B.&M., and running thence South 59°35' West, 210.62 feet along said Northerly Right of Way line of said U.S. Highway to a point of tangency with a 970.00 feet radius curve to the right; thence Southwesterly, 29.39 feet along the arc of said curve and said northerly Right of Way line of the said Highway; thence North 30°25' West, 299.58 feet; thence North 59°35' East, 414.05 to a point on the West line of the said Holt Addition to the City of Caliente, Nevada; thence South 0°17'47" East, 346.83 feet along the West line of said West End Addition to the point of beginning.



EXHIBIT "B"
POWERS OF TRUSTEES

MADISON B. GRAVES II and SUSAN M. GRAVES, 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 Madison B. Graves II and Susan M. Graves Family Trust which was executed on September 27, 1993.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
TRENT TYRELL & PHILLIPS

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: AE RPTT:
Book- 249 Page- 0092

- 1. Assessor Parcel Number(s)
a. 003-121-08
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'l/Ind'l
g. [] Agricultural
h. [] Mobile Home
[] Other

FOR RECORDER'S OPTIONAL USE ONLY
Book: Page:
Date of Recording:
Notes: Fosterfile al

- 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 07
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 [Signature] Capacity receptionist
Signature Capacity

SELLER (GRANTOR) INFORMATION

Madison B. Graves II and
Print Name: Susan M. Graves
Address: 11920 Southern Highlands Pkwy Ste 301
City: Las Vegas
State: NV Zip: 89141

BUYER (GRANTEE) INFORMATION

Madison B. Graves II and Susan M.
Print Name: Graves Family Trust
Address: 11920 Southern Highlands Pkwy Ste 301
City: Las Vegas
State: NV Zip: 89141

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

Print Name: Trent, Tyrell & Phillips Escrow #:
Address: 11920 Southern Highlands Pkwy, Ste 200
City: Las Vegas State: NV Zip: 89141

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED