



APN: 012-120-02

**QUITCLAIM DEED**

Form (c) Copyright 2010 by JOHNSON & JOHNSON

Grantor: **S. MAHLON EDWARDS** and **CAROLE P. EDWARDS**, Co-Trustees of the  
**EDWARDS 2006 TRUST**, dated May 9, 2006

Grantee: **LEE ANGUS LLC**, a Nevada Limited Liability Company

The undersigned grantor(s) do hereby quitclaim to the above-named grantee(s) the real property described below, which is located in the County of Lincoln, State of Nevada.

The property is more particularly described as follows:


**SEE EXHIBIT A, ATTACHED HERETO.**


The undersigned grantor(s), under penalties of perjury, declare(s) that the actual consideration received for this conveyance was \$4,000.00

Date of this deed:

Mail tax notice/bill to Grantee(s) whose address is: Lee Angus, LLC,

Grantor:

  
\_\_\_\_\_  
**S. MAHLON EDWARDS**  
P. O. Box 1375  
Logandale, Nevada 89021

  
\_\_\_\_\_  
**CAROLE P. EDWARDS**  
P. O. Box 1375  
Logandale, Nevada 89021



0136258

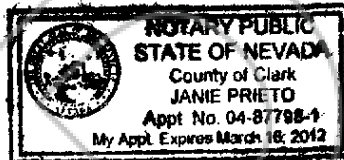
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STATE OF NEVADA )  
 ) ss.  
COUNTY OF ~~CLARK~~ )  
*Clark*

On personally appeared before me, a Notary Public, **S. MAHLON EDWARDS and CAROLE P. EDWARDS**, personally known to me (or proved by satisfactory evidence) to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the same.

*Janie Prieto*  
\_\_\_\_\_  
NOTARY PUBLIC  
*8-1-10*



Please return recorded deed to:

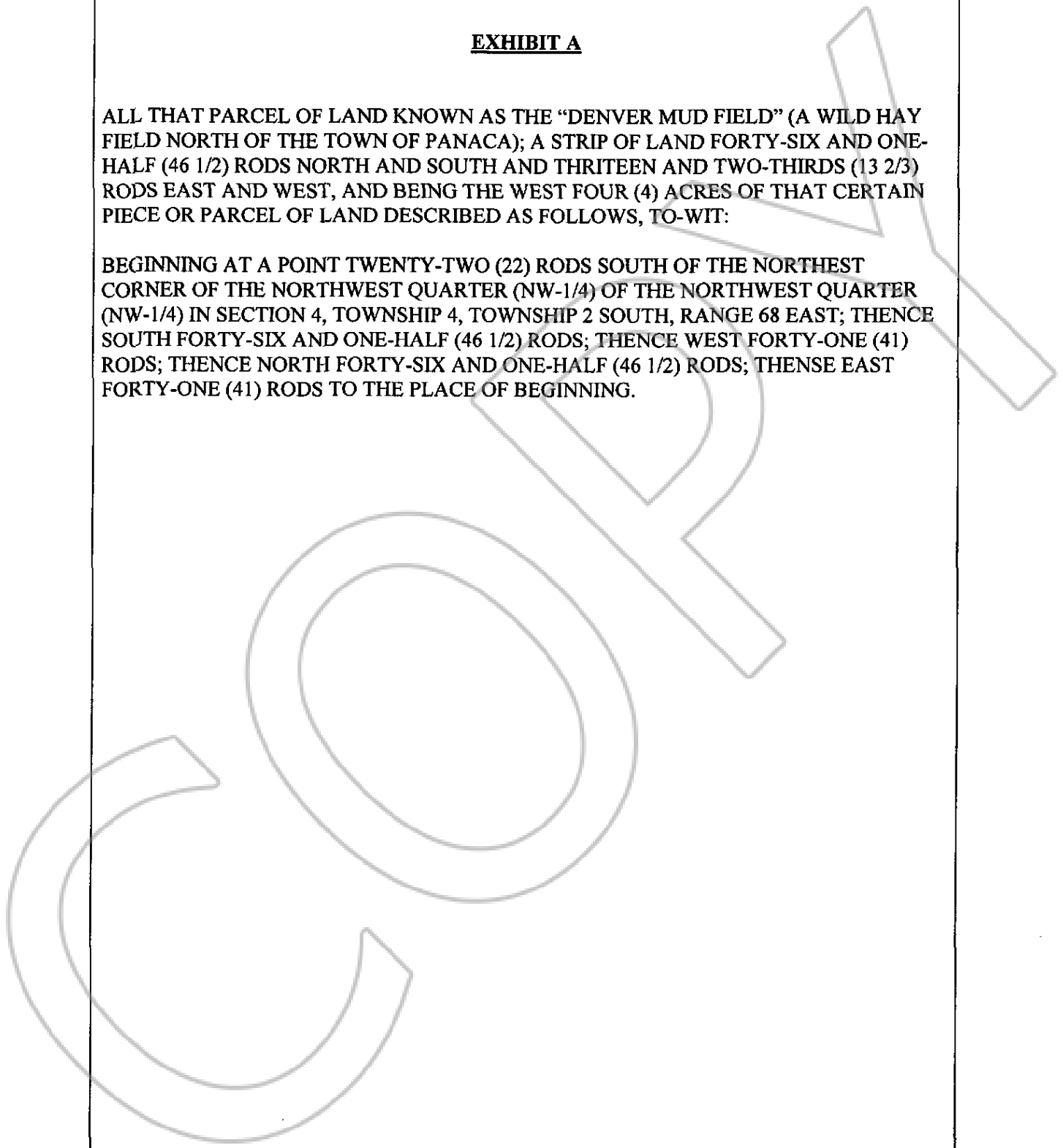
JOHNSON & JOHNSON  
530 South Fourth Street  
Las Vegas, NV 89101-6591



**EXHIBIT A**

ALL THAT PARCEL OF LAND KNOWN AS THE "DENVER MUD FIELD" (A WILD HAY FIELD NORTH OF THE TOWN OF PANACA); A STRIP OF LAND FORTY-SIX AND ONE-HALF (46 1/2) RODS NORTH AND SOUTH AND THIRTEEN AND TWO-THIRDS (13 2/3) RODS EAST AND WEST, AND BEING THE WEST FOUR (4) ACRES OF THAT CERTAIN PIECE OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT TWENTY-TWO (22) RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW-1/4) OF THE NORTHWEST QUARTER (NW-1/4) IN SECTION 4, TOWNSHIP 4, TOWNSHIP 2 SOUTH, RANGE 68 EAST; THENCE SOUTH FORTY-SIX AND ONE-HALF (46 1/2) RODS; THENCE WEST FORTY-ONE (41) RODS; THENCE NORTH FORTY-SIX AND ONE-HALF (46 1/2) RODS; THENSE EAST FORTY-ONE (41) RODS TO THE PLACE OF BEGINNING.



Recording requested By  
JOHNSON & JOHNSON

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: DP RPTT: \$62.40  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 012-120-02
  - 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'/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

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

\$ ~~4,000.00~~ 15,571.00

( \_\_\_\_\_ )

\$ ~~4,000.00~~ 15,571.00

\$ 20.40 # 62.40

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - b. Explain Reason for Exemption: \_\_\_\_\_

- 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: *S. Maffa Edwards*

Capacity: Grantor

Signature: *Carol P. Edwards*

Capacity: Grantee

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

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

Print Name: Edwards 2008 Trust  
 Address: P. O. Box 1375  
 City: Logandale  
 State: Nevada Zip: 89021

Print Name: Lee Angus LLC  
 Address: Po Box 123  
 City: Panaca  
 State: Nevada Zip: 89042

**COMPANY REQUESTING RECORDING**

Print Name: Johnson & Johnson  
 Address: 530 South Fourth Street  
 City: Las Vegas

Escrow #: \_\_\_\_\_  
 State: Nevada Zip: 89101