

APN 1-101-04

RECORDING REQUESTED BY:  
GARY D. FAIRMAN, ESQ.  
P.O. Box 151105  
Ely, NV 89315

MAIL TAX STATEMENTS TO:  
LORENA STEVER  
P.O. Box 444  
Pioche, NV 89043



**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made the 30<sup>th</sup> day of August, 2010,  
by and between KATHLEEN M. COLE, Successor Trustee of the JOHN D.  
COLE AND KATHLEEN M. COLE FAMILY LIVING TRUST DATED APRIL 22,  
2004, party of the first part, and hereinafter referred to as  
"Grantor", and LORENA ANN STEVER and KATHLEEN MARY HIATT,  
Successor Trustee's children, parties of the second part and  
hereinafter referred to as "Grantees";

**W I T N E S S E T H:**

That the said Grantor, for and in consideration of the  
sum of Ten Dollars (\$10.00) lawful money of the United States of  
America, and other good and valuable considerations, the receipt  
whereof is hereby acknowledged, does hereby grant, bargain and  
sell unto said Grantees, and to their heirs and assigns forever,  
the following described lots, pieces or parcels of land situate,  
lying and being in the County of Lincoln, State of Nevada, and  
bounded and particularly described as follows, to-wit:

.....  
.....  
.....



All of Lots numbered 37 and 38 and the East 19 feet of Lots numbered 35 and 36 in Block number 18 in the Town of Pioche. Also A Parcel of land described as beginning at the Southeast corner of Lot 38 in Block 18 in Town of Pioche, and running in a Southerly direction 20 feet, thence Westerly 75 feet, thence Northerly 20 feet, thence Easterly 75 feet to the point of beginning. This parcel being directly South and adjoining Lot 38 Block 18. 01-101-01

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, and to their heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor have hereunto set her hand the day and year first above written.

*Kathleen M. Cole*

KATHLEEN M. COLE, Successor Trustee of the JOHN D. COLE and KATHLEEN M. COLE FAMILY LIVING TRUST DATED APRIL 22, 2004

STATE OF NEVADA, )  
 ) : ss.  
County of LINCOLN )

On this 30<sup>th</sup> day of August, 2010, personally appeared before me, a Notary Public, KATHLEEN M. COLE, Successor Trustee of the JOHN D. COLE and KATHLEEN M. COLE FAMILY LIVING TRUST DATED APRIL 22, 2004, personally known or proved to me to



be the person whose name is subscribed to the above instrument  
who acknowledged that she executed the instrument.

*M. Howard*

NOTARY PUBLIC



COPY

# State of Nevada Declaration of Value

DOC # DV-136379  
08/30/2010 02:10 PM  
Official Record

Recording requested By  
KATHLEEN COLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: AE RPTT:  
Book- 258 Page- 0024

1. Assessor Parcel Number(s)

- a) 01-101-01
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial /Ind'l
- g)  Agriculture
- h)  Mobile Home
- i)  other \_\_\_\_\_

FOR RECORDING

Document / Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: Trust on file. a

3. Total Value / Sales Price of Property

Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_  
Taxable Value \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 7
- b. Explain Reason for Exemption: Transfer from Trust without  
Consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Kathleen M. Cole Capacity Trustee of Cole Family Trust

Signature Kathy Nieu Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name Cole Family Living Trust  
Address P.O. Box 653  
City Pineha  
State NV Zip 89043

Print Name Loena Steven / Kathy Nieu  
Address Box 444  
City Pineha  
State NV Zip 89043

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded / microfilmed)