



0138167

A.P. N. 001-161-01 (Portion of)

## Trustee's Deed

This Deed is made the 22<sup>nd</sup> day of April, 2011, between Judge STEVE L. DOBRESCU, Judge of the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, and ex-officio trustee of Town Site of Pioche, County of Lincoln, State of Nevada, the party of the first part, and RICHARD G. and RENEE VINCENT, a married couple holding property as joint tenants, the party of the second part.

### Witnesseth:

Whereas, the said trustee, by virtue of the authority vested in him by the trust deed hereinafter mentioned as trustee for the occupants of the Town Site of Pioche, and pursuant to the provisions of Section 2387 and 2389 of the Revised Statutes of the United States, and of an act of the Legislature of the State of Nevada entitled: "An Act prescribing rules and regulations for the execution of the trust arising under the Act of Congress entitled 'An Act for the relief of the inhabitants of cities and towns upon the public lands, approved March 2, 1867,' Approved February 20, 1869," did grant and convey in accordance with the law hereinabove mentioned, a certain tract of land situate, lying and being in the Town Site of Pioche, County of Lincoln, State of Nevada, and as



the same is delineated upon the official plat of the survey of said Town Site, which is now on file in the Bureau of Land Management, Washington, D.C., all of which said lands was conveyed by the United States of America to the said Mortimer Fuller, in trust, by Trust Deed bearing date December 18, 1874, and which is recorded in book M of deeds, at pages 565-66, records of Lincoln County, State of Nevada, and which said tract of land hereinafter described is a portion of the lands described in the Trust Deed hereinabove described, and which said land is more particularly described as follows:

**That portion of APN 001-161-01 comprising 0.26 Acres as shown on the Record of Survey recorded in Book B, Page 340 of the Official Records of Lincoln County, State of Nevada, Document No. 115298, and further described as:**

**Beginning at the North West corner of Lot 42 in Block 31 in the Town of Pioche, Lincoln County, Nevada as said lot and block are plotted 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;**

**Thence, S 44°25'04" W 60.00';**

**Thence, S 47°17'11" W 15.02';**

**Thence, N 45°34'56" W 149.25';**

**Thence, N 44°25'04" W 75.00';**

**Thence, S 45°34'56" E 150', to the point of beginning;**

NOW THEREFORE, in consideration of five hundred dollars (\$500.00), the receipt of which is hereby acknowledged, the said Judge STEVE L. DOBRESKU, as said trustee, does by these presents grant and convey in fee simple, subject to the reservations hereinafter mentioned, unto the said party of the second part, their heirs and assigns, the tract of land hereinabove described to be held as community property with the right of survivorship.

TO HAVE AND TO HOLD the said tract of land with the appurtenances thereof, unto the said party of the second party, and to their heirs, successors, and assigns forever,



subject to any vested and accrued water right for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts. And there is hereby reserved from the lands hereby granted a right-of-way thereon for ditches and canals constructed by the authority of the United States.

Excepting and reserving, however, to the United States, pursuant to the provisions of an Act of August 1, 1946 (60 Stat. 755), all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or representatives at any time to enter upon the land and prospect for, mine and remove the same. And it is hereby further provided that failure to abide by these restrictions shall cause the land to revert to the Trustee.

IN WITNESS WHEREOF the said party of the first party, as such trustee, has hereunto set his hand the day and year first above written.

Trustee

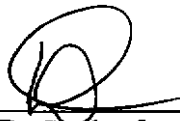
Hon. Steven L. Dobrescu  
District Judge, Dept. 1  
Seventh Judicial District



State of Nevada )  
 : ss.  
County of Lincoln )

On this 22<sup>nd</sup> day of April, 2011, personally appeared before me, LISA LLOYD, Clerk of the Seventh Judicial District Court of the State of Nevada in and for the County of Lincoln, Judge Steve L. Dobrescu, known to me to be the trustee of the Pioche Town Site and to be the person described in and who executed the foregoing instrument and who acknowledged to me that he executed the same freely and voluntarily as such trustee for the use and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in my office in Pioche, Nevada, the day and year in this certificate first written above.

  
\_\_\_\_\_  
LISA LLOYD, Clerk of said Court

Recording requested By  
DYLAN FREHNER

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of Fee: \$17.00  
Recorded By: LB RPTT: \$1.95  
Book- 263 Page- 0272

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) 001-161-01 (Portion Of)  
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 \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 500.00  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ 1.95

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 [Signature] Capacity Clerk  
Signature [Signature] Capacity Attorney for Richard Vincent

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

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

Print Name: Clerk of Seventh Judicial District G.  
Address: P.O. Box  
City: PIOCHE  
State: NEVADA Zip: 89043

Print Name: Richard G. Pence Vincent  
Address: 301 E. Ranch Drive  
City: Henderson  
State: Nevada Zip: 89015

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

Print Name: Dylan D. Frehner, Attorney At Law Escrow #: N/A  
Address: P.O. Box 577  
City: POCICHE State: Nevada Zip: 89043