



APN: 013-060-02 & 013-060-03  
Recording requested by and mail documents and  
tax statements to:

Name: H. BRUCE COX & SUE ANN COX  
Address: 6511 W. Deer Springs Way  
City/State/Zip: Las Vegas, NV 89131

DED106  
Nevada Legal Forms & Books, Inc. (702) 870-8977  
[www.legalformsrus.com](http://www.legalformsrus.com)

RPTT: **GRANT, BARGAIN, and SALE DEED**

THIS INDENTURE WITNESS that: SUE S. COX, Trustee of the Sue S. Cox Revocable Trust \* and Sue Cox\*\* individually, an unmarried woman.  
(hereinafter called GRANTOR(S)) in consideration of TEN THOUSAND dollars \$ 10,000.00, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SALE and CONVEY to: H. BRUCE COX and SUE ANN COX, husband and wife, as joint tenants

(hereinafter called GRANTEE(S)) all that real property situated in the City of \_\_\_\_\_ County of LINCOLN, State of NEVADA

bounded and described as follows: (Set forth legal description and commonly known address)  
An undivided one-half interest, being all of Grantors' interest in and to the two parcels of land located in rural Lincoln County, Nevada, the first parcel commonly known as "Sheep Springs" and the other parcel commonly known as Miller's Corral" also known as "Miller's Springs", as such are more particularly described on Exhibit "A" attached hereto, and by this reference made a part hereof.

\* Dated September 16, 1998. See Exhibit "B" for a "Certificate of Trust".

\*\* Also known as Sue S. Cox; title to the subject property was originally conveyed to her in the name of "Sue Cox" as Joint Tenant with Mervyn K. Cox.

**WARNING: THE COUNTY RECORDER MAY CHARGE AN ADDITIONAL FEE IF YOU WRITE WITHIN THE 1" MARGINS OF THIS DOCUMENT OR VIOLATE ANY OTHER RECORDING REQUIREMENTS IMPOSED BY YOUR COUNTY RECORDER.**

Together with all and singular hereditament and appurtenances thereunto belonging or in any way appertaining to.

In Witness Whereof, I/We have hereunto set my hand/our hands on 21 day of November 2011.

[Signature]

Signature of Grantor SUE S. COX,  
Trustee of the Sue S. Cox  
Revocable Trust dated  
September 16, 1998  
Print or Type Name Here

[Signature]

Signature of Grantor  
SUE COX, individually  
Print or Type Name Here

STATE OF Utah )  
COUNTY OF Washington

On this 21 day of November, 2011, personally appeared  
before me, a Notary Public SUE S. COX, Trusttee and  
SUE COX, INDIVIDUALLY

personally known to me to be the person(s) whose name(e) is subscribed to the above instrument  
who acknowledged that she executed this instrument. Witness my hand and official seal.

[Signature]  
Notary Public  
My commission expires: 4-25-14

Consult an attorney if you doubt this forms fitness for your purpose.

NOTARY PUBLIC  
Melissa Lunt  
582650  
My Commission Expires  
April 25, 2014  
STATE OF UTAH



EXHIBIT "A" TO GRANT, BARGAIN and SALE DEED

LEGAL DESCRIPTION

PARCEL I:

Sheep Springs being 38.07 acres of land, more or less conveyed under U.S. Patent No. 559516 and being further identified as Lot 2, Sec. 7, T.3 S., R. 70 E.M.D.B & M and all improvements at Sheep Springs together with water rights.

PARCEL II:

Miller's Corral, also known as Miller's Springs, being 40 acres more or less, conveyed under U.S. Patent No. 559513 and being further identified as NW 1/4 of NW 1/4 of Sec. 24, T.3 S., R. 69 E. and all improvements at Miller's Corral, together with water rights.

TOGETHER WITH all oil, mineral and gas rights pertaining to such real estate held by GRANTORS, and together with all water rights, ditch and ditch rights, and other rights appurtenant to and/or used upon said real estate are included as are any items of equipment and personal property located thereon.

TOGETHER WITH all BLM grazing rights and/or permits attached to said property, including, but not limited to Grazing Allotment No. 01070, commonly referred to as the "Sheep Springs" allotment.



EXHIBIT "B TO GRANT, BARGAIN and SALE DEED

CERTIFICATION OF TRUST

STATE OF UTAH )  
 )  
 COUNTY OF WASHINGTON )

SUE S. COX, being first duly sworn according to law, deposes and says:

1. That Affiant is the same person identified as "Sue Cox" in the following documents:

A. Quitclaim deed to Mervyn K. Cox and Sue Cox as joint tenants, recorded ad Document No. 54938 in Book 11 page 211 of the Official Records of Lincoln County, Nevada on August 22, 1974.

B. Affidavit-Termination of Joint Tenancy recorded as Document No. 0132728 of the Official Records of Lincoln County, Nevada on 10/07/2008.

C. Grant, Bargain, Sale Deed recorded as Document No. 0132872 of the Official Records of Lincoln County, nevada on 10/27/2008.

2. That Affiant is the person who executed the document creating the SUE S. COX REVOCABLE TRUST dated September 16, 1998, and knows of her own knowledge that the averments contained herein are true and correct.

3. That Affiant was the initially designated Trustee of the SUE S. COX REVOCABLE TRUST dated September 16, 1998, and is still the sole serving trustee of such Trust.

4. That Affiant, as Sole Trustee of the SUE S. COX REVOCABLE TRUST dated September 16, 1998, hereby certifies that:

SUE S. COX is vested with complete powers of disposition of the real estate described in the deed to which this Affidavit is attached, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustee shall be obligated to look beyond the terms of this Affidavit for power of the Trustee to sell, encumber, mortgage or convey the real estate described in the deed to which this Affidavit is attached.



The Grantee of the deed to which this Affidavit is attached is likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of SUE S. COX, Trustee of the SUE S. COX REVOCABLE TRUST deeded September 16, 1998.

5. That the deed to which this Affidavit is attached was executed by SUE S. COX, Trustee, in accordance with the "SUE S. COX REVOCABLE TRUST" dated September 16, 1998.

6. That as of the date of this Affidavit, the SUE S. COX REVOCABLE TRUST had not been revoked or amended to make any representations contained in this certification incorrect, and that the signature hereto is the signature of all currently acting trustees of which there if only one, being SUE S. COX.

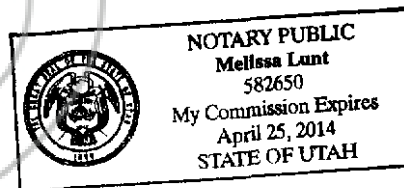
DATED: This 21 day of November, 2011.

  
SUE S. COX

On This 21 day of November, 2011, before me the undersigned, a Notary Public in and for the said State, personally appeared SUE S. COX, known, or proven to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal,

  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
HYRUM BRUCE COX & SUE ANN COX

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee \$18.00  
Recorded By AE RPTT: \$89.70  
Book- 269 Page- 010A

- 1. Assessor Parcel Number(s)  
a) 013-060-02  
b) 013-060-03  
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

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

**FOR RECORDER**  
Document/Instrument #: \_\_\_\_\_  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: The SUE S. COX RECONABLE  
Notes: Trust only owning 50% Int # 57938  
ELIIP ZII au  
\$ NBE 45,671.00 10,000.00  
( \_\_\_\_\_ )  
\$ NBE 20,835.00  
\$ \_\_\_\_\_ \$ 89.70

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

5. Partial Interest: Percentage being transferred: 50 %

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 Sue S. Cox Trustee Capacity Seller  
Signature H. Bruce Cox Capacity Purchaser

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: SUE S. COX, Trustee  
Address: 1132 So. 2670 Ea.  
City: St. George  
State: Utah Zip: 84790

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: H. BRUCE & sue A. Cox  
Address: 6511 Deer Springs Way  
City: Las Vegas  
State: Nevada Zip: 89131

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: H. BRUCE COX Escrow # \_\_\_\_\_  
Address: 6511 Deer Springs Way  
City: Las Vegas State: Nevada Zip: 89131