

Official Record

Recording requested By
JEFFERY J MCKENNA

Lincoln County - NV

Leslie Boucher - Recorder

Fee \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 269 Page- 0285

WHEN RECORDED, MAIL TO:

Jeffery J. McKenna, Esq.
Barney McKenna & Olmstead, P.C.
P.O. Box 2710
St. George, UT 84771

MAIL TAX STATEMENT TO:

Louis Cole
HC-74 Box 188
Pioche, NV 89043

A.P.N.: 005-131-09, 005-131-20, 005-131-22,
012-170-28, 012-170-29



0140473

**GRANT, BARGAIN AND SALE DEED
TRANSFER TAX EXEMPTION PER NRS 375.090, #7**


THIS INDENTURE WITNESSETH: That **Louis Cole**, an unmarried man, in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey and Confirm to "**Louis Cole, trustee, or successor trustee(s) of the Louis Cole Family Trust Trust Dated January 23, 2012**", as may be subsequently amended, whose address is HC-74 Box 188, Pioche, Nevada 89043, his one-third (1/3) undivided interest in the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

DATED this 23rd day of January, 2012.



LOUIS COLE



STATE OF UTAH)
) ss
COUNTY OF WASHINGTON)

On the 23th day of January, 2012, personally appeared before me, a Notary Public, LOUIS COLE, 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.

Sheryl Hillstead
Notary Public
590 West Mesquite Blvd., Suite 202A
Mesquite, Nevada 89024

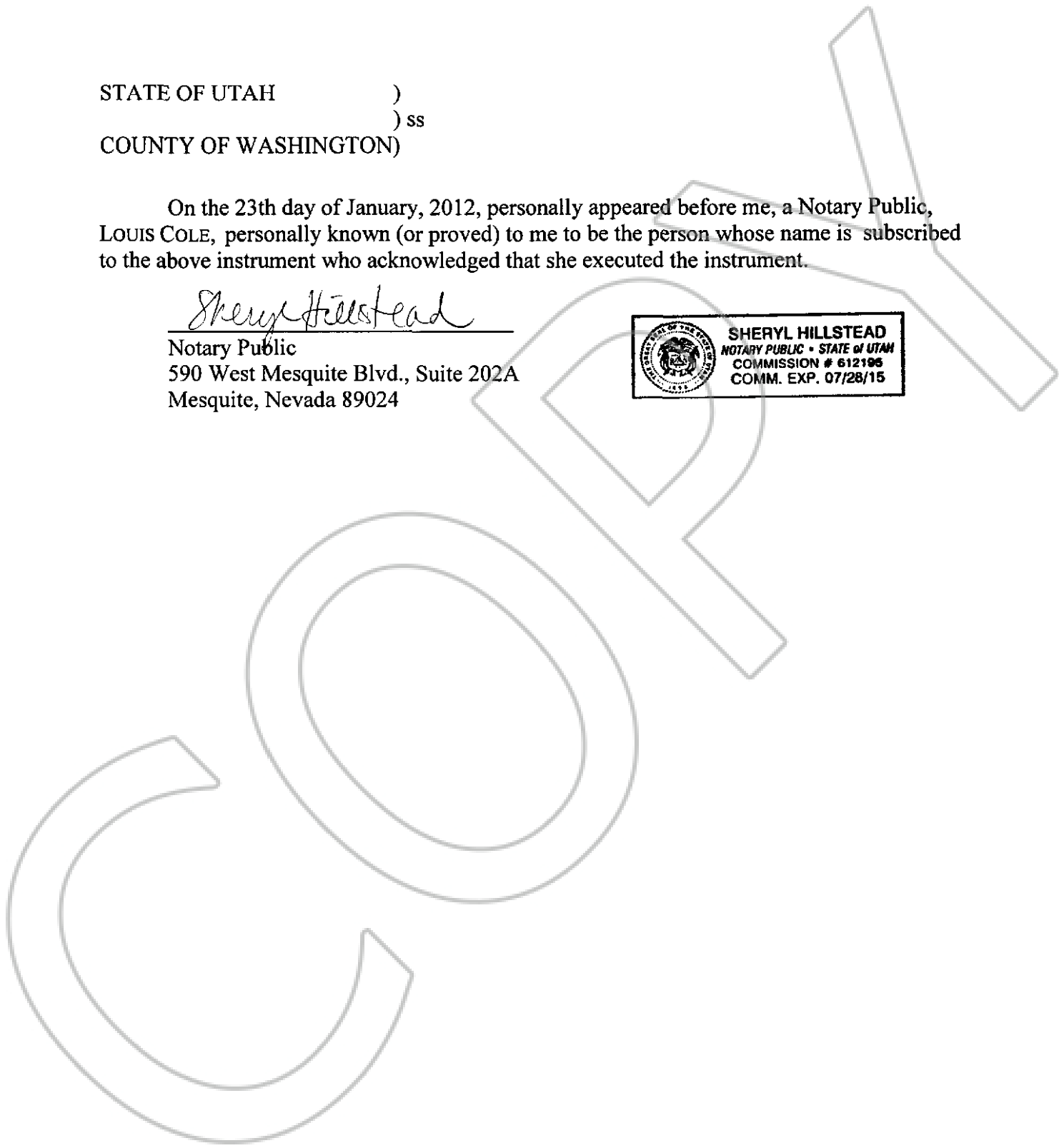




EXHIBIT "A" LEGAL DESCRIPTION

All of Patent No. 711981, being Lot 4 and East Half of Southwest Quarter of Section 19, T. 6N. R. 68 E. and Southeast Quarter of Southeast Quarter of Section 24, T 6 N.,R. 67 E., Mt Diablo Meridian, containing 159.72 acres; together with all improvements thereon and any and all water and range rights used or held in connection therewith.

Beginning at the found corner marking SE corner of SW ¼ SE ¼ of Section 8, T. 2 S., R., 68 E., MDM; running thence East 35 rods to a street line; thence North 30 rods; thence East 5 rods; thence North 50 rods to the South line of Panaca Townsite; thence West 42 rods; thence approximately South 223 feet, West 295 feet and South 416 feet to a point 38 rods South of the North Line of SW ¼ SE ¼ ; thence due West about 18 ½ rods to the West line of said SW ¼ SE ¼ ; thence North 1 rod; thence West 80 rods to the West line of SE ¼ SW ¼ thence South 43 rods to the SW corner of SE ¼ SW ¼; thence East 160 rods to the point of beginning; containing about 65 acres in SE ¼ SE ¼; SW ¼ SE ¼ and SE ¼ SW1/4 of said Section 8.

Also any and all water and range rights used or usable in connection therewith, including, among others, right to the use of 1.5 c.f.s. or 500 acre feet of water per annum from April 1 to October 1 of each year from under-ground well, as described and granted by the State Engineer of Nevada in Certificate No. 3462 under Application No. 12387, recorded in Book "B" of Water Certifications at page 325 in the Office of the County Recorder of said Lincoln County.

Also electric power line (and easement therefor) to said underground well, with transformer and pump equipment.

An undivided one-half interest in and to three tracts of land in Sec. 8 T. 2 S. R. 68 E.,M.D.M., West of the Town of Panaca in the County of Lincoln, State of Nevada, particularly described as follows: The NE ¼ of the SW ¼ of Section 8 containing 40 acres; a tract in the NW corner of NW ¼ of SE ¼ of said Section 8, containing 1.95 acres, as described in deed from George L. Edwards to Edward J. Deck and James H. Wheeler, recorded in Book "G-1" of Real Estate Deeds at page 39; and a tract in N ½ SW ¼ SE ¼ and N ½ SE ¼ SW ¼ of said Section 8 described as containing 31 acres in deed from Turnbeaugh heirs to J. B. Wheeler, recorded in Book "B-1"of Real Estate Deeds at page 437, less portion on East side thereof then owned by C.P. Ronnow (containing about 3.79 acres)

An undivided one-half interest in and to the following described real property:

All of the Northeast Quarter of the Southwest Quarter (NE ¼ SW1/4) of Section 8, T2S., R 68 E., MDB&M containing 40 acres.

Also that parcel of land bounded and described as follows: Commencing at the center of Section Eight (8) T 2 S , R. 68 E. MDB&M., and running thence East along the East-West quarter section line Two Hundred Twenty-two (222) feet, thence approximately South 12°



West Four Hundred Eighty-six and five-tenth (486.5) feet, thence West One Hundred Twenty-nine (129) feet to a point on the North –south quarter section line of said Section Eight (8), thence North along said North –South Section line Four Hundred Eighty-five (485) feet to the place of beginning, and being in the Northwest corner of the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼) of Section Eight (8) T 2 S.,R. 68 E., MDB&M and containing 1.95 acres, more or less

Also that parcel of land bounded and described as follows, to-wit: Commencing at the Northeast corner of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section 8 T. 2 S. R. 68 E., MDB&M., and running thence South along the east boundary line of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section Eight (8) thirteen (13) rods to the Place of Beginning, thence continuing South Twenty-five (25) rods, Thence West One Hundred Sixty (160) rods to a point on the West boundary line of the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of said Section Eight (8) thence North Thirty-seven (37) rods to the Northwest corner of the said Southeast quarter of the Southwest quarter (SE ¼ SW ¼), thence East Eighty (80) rods to the Northeast corner of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼), Section Eight (8), thence South along the East boundary line of said Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼), Section Eight (8), twelve (12) rods, thence easterly eighty (80) rods to the place of beginning, and being situated in the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) and the Southeast Quarter of the Southwest Quarter (SE ¼ SW ¼) of Section Eight (8) T, 2 S., R.68 E., MDB&M. and containing 31 acres, more or less.

EXCEPTING THEREFROM the following described parcel of land said parcel being part of the same land conveyed to Christian P. Ronnow by Esther H. Deck by Deed dated 18, October 1947, and recorded March 24, 1948, in Book “H-1” of Real Estate Deeds, at page 204 Lincoln County, Nevada, records. Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of section Eight (8) and running thence South along the East boundary line of said Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼), Section Eight (8), Thirteen (13) rods, to the place of beginning, thence continuing South Twenty-five (25) rods thence West Three Hundred Fifty-four (354) feet, thence North Four Hundred Sixteen (416) feet, thence East Approximately Three Hundred Fifty-four (354) feet to the place of beginning.

The Total Land conveyed, and as above described, contains 69.60 acres, more or less.

Together with any and all improvements situated thereon, consisting of fences, and also together with any and all water and water rights in which the First Parties have an interest and which are appurtenant to the above-described land

SE ¼ of Section 19, T. 6 N.R. 68 East Mount Diablo Meridian, Nevada.

S ¼ SW ¼ , SW ¼ SE ¼ Section 24, N ½ N ½ Section 25 T. 6 N. R. 67 E. and Lot 1, Section 30, T.6 N. R. 68 E. Excepting that part of said property conveyed to James Wayne and Maria A. Cole , by Instrument No.568444, recorded June 16, 1975, in Book 14, page 556, of the official records of Lincoln County, Nevada.

Recording requested By
JEFFERY J MCKENNA

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee \$17.00
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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 005-131-09 e. 012-17
- b. 005-131-20
- c. 005-131-22
- d. 012-170-28

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: <u>Trust on file</u>	

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 \$ e

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 Sheryl Hillstead Capacity Legal Assistant

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Louis Cole
Address: HC-74 Box 188
City: Pioche
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Louis Cole Family Trust
Address: HC-74 Box 188 J
City: Pioche
State: NV Zip: 89043

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

Print Name: Jeffery J. McKenna Escrow #: _____
Address: 43 S. 100 East, Suite 300
City: St. George State: Utah Zip: 84770

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED