

Official Record

Recording requested By  
LINCOLN COUNTY POWER DISTRICT

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$46.00 Page 1 of 8  
RPTT: Recorded By AE  
Book- 270 Page- 0535



APN \_\_\_\_\_

APN \_\_\_\_\_

APN \_\_\_\_\_

**Petition to Include Property within the Boundaries of the  
Lincoln County Power District #1**

**Title of Document**

Affirmation Statement

  X   I, the undersigned hereby affirm that the attached document,  
including any exhibits, hereby submitted for recording does not contain the  
social security number of any person or persons. (NRS 239B.030)

       I, the undersigned hereby affirm that the attached document,  
including any exhibits, hereby submitted for recording does contain the  
social security number of a person or persons as required by law:  
\_\_\_\_\_ (state specific law)

  Louise Carlson   Clerk  
Signature Title

  Louise Carlson    
Print Title

  3/16/12    
Date

**Grantees address and mail tax statement:**

\_\_\_\_\_  
  HC 74, Box 101    
  Pioche, NV 89043

**PETITION TO INCLUDE PROPERTY  
WITHIN THE BOUNDARIES OF THE  
LINCOLN COUNTY POWER DISTRICT NO. 1**

The undersigned does hereby petition the Lincoln County Power District No. 1 to have the following real property included within the legal boundaries of the Lincoln County Power District No. 1:

**GENERAL PROPERTY DESCRIPTION**

*The House and lot, comprising 3.88 acres in the NW 1/4 of SW 1/4 of Sect 31 T1N R69E, MDB & M more particularly described in deed to John Mathews and Donnene Mathews dated 24 Feb 1989, copy attached*

*The Farm land: on both sides of Mt. Diablo Baseline in (i) Sect 36 T1N R68E, (ii) Sections 31 & 32 T1N R69E and (iii) Sections 5 & 6 T1S R69E, MDB & M more particularly described in deed to John L. Mathews and Donnene C. Mathews dated 26 Feb 1999 recorded in official Records of Lincoln County Book 140 pages 273, 274, 275, & 276 copy attached*

The Petitioner(s) warrant that they are owners in fee of at least seventy-five percent (75%) of the above identified real property and freely, with full understanding of all obligations associated with such petition, request inclusion of said real property within the boundaries of the Lincoln County Power District No. 1.

The Petitioner(s) warrant that the above identified real property is not within the boundaries of any other district, town, municipality or public utility which provides electric service.

The Petitioner(s) acknowledge that after the date of inclusion of the above identified real property within the boundaries of the Lincoln County Power District No. 1, it shall be subject to all of the taxes and charges imposed by the Lincoln County Power District No. 1 and the owner's of such real property shall be liable for their proportionate share of any general obligation bond indebtedness of the Lincoln County Power District No. 1.

The Petitioner(s) understand that in addition to rates for electric service, the Lincoln County Power District No. 1 has the power and authority to levy and collect general (ad valorem) taxes on and against all taxable property within the boundaries of the Lincoln County Power District No. 1, including real property added by this petition.



The Petitioner(s) understand the Lincoln County Power District No. 1 shall review the validity of this petition. The Petitioner(s) also understand the Lincoln County Power District No. 1 shall determine whether the real property described herein is capable of being served with the facilities of the Lincoln County Power District No. 1. The Petitioner(s) understand and agree that should this petition be incomplete, contain inaccuracies, fraudulent statements, or misrepresentations; or if the real property described herein can not be served with the facilities of the Lincoln County Power District No. 1; or should this petition otherwise fail to comply with the requirements of Nevada Revised Statutes § 318.262 and § 318.263., the Lincoln County Power District No. 1 may, at its discretion, deny this petition.

This petition is respectfully submitted this 9th day of September, 1992004

**PETITIONER(S)**

NAME	SIGNATURE	MAILING ADDRESS	TELEPHONE NUMBER
<u>John Mathews</u>	<u>[Signature]</u>	<u>P.O. Box 569 Pioche NV 89043</u>	<u>775-962-5233</u>
<u>Donnene Mathews</u>	<u>[Signature]</u>	<u>P.O. Box 569 Pioche NV 89043</u>	<u>775-962-5233</u>

Attach Additional Sheets as Necessary

**ACKNOWLEDGMENT**

State of Nevada )  
                          ) SS  
County of Lincoln )

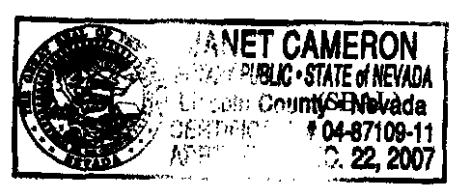
SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 9th DAY OF Sept 2004  
BY [Signature]

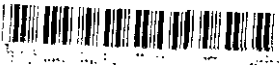
**NOTARY PUBLIC**

I, Janet Cameron, a Notary Public in and for the State and County, do hereby certify that the above listed petitioner(s) appeared before me this day and executed the above and foregoing instrument as a free and voluntary act.

Given under my hand and Notary Seal this 9th day of Sept, 1992004.

My Commission expires on Dec 22 2007.





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**WHEN RECORDED MAIL TO**

LAND TITLE OF NEVADA, INC.  
P. O. Box 26239  
Las Vegas, Nevada 89126  
89-79367 TSO

INDEX

Number 227182-6

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$N/A (NRS 375.090)  
( x ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: ( ) City of \_\_\_\_\_

WESTERN FARM CREDIT BANK, successor in interest to Federal Land Bank of Sacramento, a corporation existing under provisions of the Farm Credit Act of 1971 (Public Law 92-181), as amended, with its principal place of business at Sacramento, California, for good and valuable consideration, receipt of which is acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY TO

JOHN MATHEWS AND DONNEE MATHEWS, husband and wife as joint tenants

all that real property in the County of Lincoln, State of Nevada, described as follows:

SEE EXHIBIT "A".

IN WITNESS WHEREOF, the Western Farm Credit Bank, successor to Federal Land Bank of Sacramento, has caused this deed to be executed and its corporate seal to be affixed by its proper and duly authorized officers on February 24, 1989.



WESTERN FARM CREDIT BANK  
By Olen Zirkle, Jr. Reg. Vice President  
By W. H. Martin Asst. Vice President

STATE OF California.....)  
County of Sacramento.....)

On this 24th day of February 1989, before me, the undersigned Notary public in and for said County and State, personally appeared Olen Zirkle, Jr. and W. H. Martin [(XX) personally known to me] [( ) proved to me on the basis of satisfactory evidence] to be the person(s) who executed the within instrument as Regional Vice President and Assistant Vice President or on behalf of the corporation therein named and acknowledged to me that the corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal



E.J. Leatherwood  
Notary Public in and for said County and State

Mail tax statements to: John Mathews, P. O. Box 320, Pioche, Nevada 89043  
Name Address Zip

BOOK 87 PAGE 429B

Exhibit "A"

THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, N.D.S. & M., BEING SITUATE NORTH OF THE HIGHWAY FROM PIOCHE TO ECHO DAM AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 31, AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 536 FEET, MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY FROM PIOCHE TO ECHO DAM; THENCE RUNNING NORTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID HIGHWAY TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 31; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, A DISTANCE OF 630 FEET, MORE OR LESS TO THE POINT OF BEGINNING.



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**DEED**

THIS INDENTURE, made this 26<sup>th</sup> day of <sup>February</sup> ~~March~~, 1999, by and between the following parties:

**GRANTOR:** GEORGE C. CRAWFORD  
a single man

and

JOHN MATHEWS and DONNENE MATHEWS  
husband and wife  
c/o George C. Crawford  
P.O. Box 320  
Pioche, Nevada 89043

**GRANTEE:** JOHN L. MATHEWS and DONNENE C. MATHEWS  
husband and wife as community property  
with right of survivorship  
P.O. Box 569  
Pioche, Nevada 89043

430589

**WITNESSETH:** Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) in lawful money of the United States of America and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the Grantee, husband and wife as community property with right of survivorship, their heirs and assigns and to the survivor of them and the heirs and assigns of such survivor forever, All that certain real property situate, lying and being in the County of Lincoln, State of Nevada, identified as **Lincoln County Assessor's Parcels Nos: 06-291-09; 06-291-21; 06-291-22 (portion of); 06-301-20; 12-060-04; 12-060-07; 12-060-12; and, 12-060-13**, and more particularly described as follows:

The Northwesterly part of the large ranch properties located in Dry Valley, Lincoln County, Nevada on both sides of the Mount Diablo Baseline in: (i) Section 36, Township 1 North, Range 68 East; (ii) Sections 31 and 32, Township 1 North, Range 69 East; and, (iii) Sections 5 and 6, Township 1 South, Range 69 East (which properties are originally described in Book 17, Page 150 Exhibit A, and Book 90, Page 77, and also variously described in Book 65, Page 436 and Book 78, Pages 219 and 224, all in the Official Lincoln County Real Estate Deed Records) and which are depicted on the Record of Survey Map to Show Division Boundary of the Mathews-Crawford Ranch in Dry Valley, Lincoln County, Nevada in Sections 2, 3, 4, 5, & 6 of T.1S., R.69E.; Section 36, T.1N., R.68E.; and, Sections 31, 32, 33 & 34, T.1N., R.69E., M.D.M. recorded January 5, 1999 as File No. 112126, in Plat Book B, at Page 180 of the Official Records of Lincoln County, Nevada, and more particularly described as follows:

**PARCEL ONE:**

The point of beginning is a steel fence post located on the Mount Diablo Baseline, or at a point from which the South quarter (S1/4) corner of Section 36, Township 1 North, Range 68 East, bears due West 1690.75 feet (marked by a B.L.M. brass cap dated 1971 by the U.S. Coast and Gedotic survey);  
Thence S.26°08'W., 393 feet more or less to a steel fence post;  
Thence S.63°08'E., 1570 feet more or less to a steel fence post;



Thence S.26°52'W., 77 feet more or less to a steel fence post;  
 Thence S.63°08'E., 125 feet more or less to the center of the Meadow Valley Flood Channel;  
 Thence Northeast along said Flood Channel to a point where it intersects the (prolongation of the) East line of Lot 4 located within the NW 1/4 of Section 5, T.1S., R.69E., or at a point in the center of the Flood Channel approximately 750 feet South of the Mount Diablo Baseline;  
 Thence North 750 feet more or less to the Northeast corner of said Lot 4 on said Baseline;  
 Thence East along the said Baseline 930 feet more or less to the South quarter (S1/4) corner Section 31 (T.1N., R.69E.) marked by a B.L.M. brass cap dated 1974;  
 \*\*Thence continuing "East" (S.89°46'13"E.) along said Baseline 520.43 feet \*;  
 Thence N.03°43'51"E., 731.32 feet \*;  
 Thence N.37°37'24"W., 261.41 feet \*;  
 Thence N.51°22'05"E., 1818.92 feet \*;  
 Thence N.56°11'13"E., 1837.92 feet \* at the Southeast corner of a concrete well pumpbase;  
 Thence N.56°43'07"E., 744.95 feet to the East line of the W1/2 NW1/4 Section 31 \*;  
 Thence N.00°21'08"E., \*\* 995 feet more or less along the said East line to the center of the Meadow Valley Flood Channel;  
 Thence Westerly 1320 feet more or less along said Flood Channel to a point on the West line of the NW1/4 NW1/4 of said Section 32;  
 Thence Southwesterly 1130 feet more or less along said Flood Channel to the South line of the NE1/4 NE1/4 of Section 31, T.1N., R.69E.;  
 Thence West 250 feet more or less along the South line to the Southwest corner of the NE1/4 NE1/4 of Section 31;  
 Thence South 130 feet more or less to the center of the Flood Channel;  
 Thence Southwesterly 1650 feet more or less to the North line of the NW1/4 SE1/4 Section 31;  
 Thence West 2800 feet more or less to the Northwest corner of the NW1/4 SW1/4 Section 31 at the R.68E./R.69E. Range line at which point is a B.L.M. brass cap marked "1/4 South 36, Range 68 East/South 31, Range 69 East, 1974";  
 Thence South 1320 feet more or less to the Northwest corner of the SW1/4 SW1/4 Section 31;  
 Thence West 316 feet more or less along the North line of the SE1/4 SE1/4 Section 36 (T.1N., R.68E.);  
 Thence S.26°08'W., 1470 feet more or less to the Point of Beginning.

\* To a 5/8" rebar with cap marked P.L.S. 12751  
 \*\* Distances and bearings within double asterics are measured  
 Basis of Bearings of measured lines is the North-South centerline of Section 31, Township 1 North, Range 69 East, M.D.M., which is South 00°26'30" West.

INCLUDED therefore, previously separated parcels for domestic purposes:

A. Lincoln County Real Estate Deeds Book 87, Pages 429B & 430B, File Number 92457, which is described as follows:

That part of the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D.M., being situate North of highway from Pioche to Echo Dam and being more particularly described as follows, to wit:



Beginning at the Northwest corner of the Southwest quarter (SW1/4) of Section 31, and running thence South along the West line of said Section 31, a distance of 536 feet, more or less, to the North right of way line of said highway from Pioche to Echo Dam; thence running Northeasterly along the Northerly right of way of said highway to a point on the North line of said Southwest quarter (SW1/4) of Section 31; thence West along the North line of said Southwest quarter (SW1/4) of Section 31 a distance of 630 feet, more or less, to the point of beginning.

**B. Lincoln County Real Estate Deeds Book 77, Pages 230 through 233, Parcel VII, which is described as follows:**

A parcel of land within the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D.M., described as follows:

Beginning at the West quarter (W1/4) corner of said Section 31, marked by a brass cap, thence South 89°20'30" East along the quarter section line 860.79 feet to the Northwest (NW) corner of said Parcel One (1), or the true Point of Beginning; thence continuing South 89°20'30" East along said quarter (1/4) section line 208.71 feet to the Northeast (NE) corner; thence South 00°39'30" West, 208.71 feet to the Southeast (SE) corner; thence North 89°20'30" West, 208.71 feet to the Southwest (SW) corner; thence North 00°39'30" East, 208.71 feet to the Northeast (NE) corner or Point of Beginning.

**EXCLUDING THEREFROM, a previously separated parcel for domestic purposes, recorded Lincoln County Real Estate Deeds Book 100, Page 238, which is described as follows:**

A parcel of land situate within the Southwest quarter (SW1/4) of Section 31, Township 1 North, Range 69 East, M.D.M., being more particularly described as follows, to wit:

Beginning at the most Westerly point of this parcel on the Southeasterly side of the County Road at a point from which the West 1/4 Corner of said Section 31, T.1N., R.69E., M.D.M., bears N.46°27'55"W., a distance of 488.82 feet; thence N.48°54'11"E., a distance of 286.45 feet to the most Northerly point; thence S.45°48'33"E., a distance of 389.85 feet to the most Easterly point of this parcel; thence S.45°45'43"W., a distance of 373.34 feet to the most Southerly point; thence N.48°56'03"W., a distance of 296.86 feet to a point; thence N.20°46'12"E., a distance of 68.29 feet to a point; thence N.18°25'12"W., a distance of 89.64 feet to the point of beginning. Said parcel contains 3.34 acres, more or less.

Said property also described as:

A parcel of land situated within the Northwest quarter (NW1/4) of the Southwest quarter (SW1/4) of Section 31, T.1N., R.69E., M.D.M., more particularly described as follows:

Beginning at the Northwesterly corner of this parcel at a point marked by a rebar/cap "Hulse PLS 6498" from which the West quarter corner of said Section 31 (a BLM brass cap dated 1974) bears N.45°37'59"W., 477.66 feet;  
Thence along the Southerly side of the paved Echo Dam road N.49°48'42"E., 287.87 feet to a rebar/cap marked "Hulse PLS 6498";  
Thence S.44°46'34"E., 389.36 feet to a rebar/cap marked "PLS 12751";  
Thence S.46°35'40"W., 373.34 feet to a rebar/cap marked "PLS 12751";



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Thence N.48°06'08"W., 296.86 feet to a rebar/cap marked "PLS 12751";  
Thence N.20°46'12"E., 68.29 feet to a rebar/cap marked "PLS 12751";  
Thence N.17°05'56"W., 89.01 feet to the point of beginning.  
Which parcel contains 3.3501 acres more or less.

The basis of bearings being North 0°26'30" East, as the North-South centerline of said Section 31 as recorded on the Dry Valley Tract Plat A, Page 160 of Lincoln County Records.

TOGETHER WITH the dwelling house situate thereon and also all other buildings and improvements situate thereon.

TOGETHER WITH the right for water for culinary purposes for the well situate on adjacent property which is located 746 feet South and 362 feet East, more or less, of the Northwest corner of the SW1/4 of Section 31, T.1N., R.69E., M.D.M. or situate 52 feet Northeast of the present potato cellar. Also an easement for the waterline running from said well to the property hereby conveyed. (a portion of APN 06-291-03)

**PARCEL TWO:**

That portion of the Southeast quarter of the Northeast quarter (SE1/4 NE1/4) and the Northeast quarter of the Southeast quarter (NE1/4 SE1/4) of Section 6 lying East of the Meadow Valley Wash Channel, and that portion of the Southwest quarter of the Northwest quarter (SW1/4 NW1/4) of Section 5, all in Township 1 South, Range 69 East, M.D.M., situate South of the Meadow Valley Wash Channel in what is known as Dry Valley, Lincoln County, Nevada.

TOGETHER WITH the water, water rights and the right to beneficially use the public waters of the State of Nevada appurtenant to the real property described above and appropriated under the proofs, applications, permits and certificates filed as: **Application No. 16493, Certificate No. 5629; Application No. 18352, Certificate No. 6252; Application No. 20829, Certificate No. 7402; Application No. 22260, Certificate No. 7596; Application No. 22469, Certificate No. 7896; Application No. 24217, Certificate No. 8726; Application No. 24218, Certificate No. 8727; Application No. 24219, Certificate No. 8728; Application No. 24509, Certificate No. 9259; Application No. 37560; Application No. 37561; Application No. 43770; and, Application No. 43771** with the State Engineer of the State of Nevada Department of Conservation and Natural Resources, Division of Water Resources, Carson City, Nevada, diverted from various sources and used for irrigation and domestic purposes.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging, or 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 and all interest of Grantor therein, together with the appurtenances, unto Grantee, husband and wife as community property with right of survivorship, their heirs and assigns and to the survivor of them and the heirs and assigns of such survivor forever; provided, however, this conveyance is subject to: (i) general and special county taxes and assessments for the current fiscal year; (ii) covenants, conditions, restrictions, exceptions, easements, rights-of-way, rights and reservations of record; and, (iii) all reservations of record for minerals, oil, gas,

*Book 190 Page 276*