

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2  
RPTT: \$159.90 Recorded By AE  
Book- 270 Page- 0677

A.P.N. 002-113-09; 002-113-14  
R.P.T.T. \$159.90  
Escrow No. 42255  
Recording Requested By:  
Cow County Title Co.  
Mail Tax Statements To:  
Same as below  
When Recorded Mail To:  
Robert J. Mathews and Shane R. Mathews  
P O Box 328  
Panace, Nevada 89042



0141028

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sherman D. Langford, Appointed Trustee of THE OTTO L. and MILDRED E. MATHEWS FAMILY TRUST dated May 6, 1992 for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to ROBERT J. MATHEWS, a married man as his sole and separate property as to an undivided 50% interest and SHANE R. MATHEWS, a married man as his sole and separate property as to an undivided 50% interest, as Tenants in Common and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year 2011 - 2012
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 16, 2012

SHERMAN D. LANGFORD, Appointed Trustee  
Of the OTTO L. and MILDRED E. MATTHEWS  
FAMILY TRUST dated May 6, 1992

*Sherman D. Langford*  
SHERMAN D. LANGFORD, Appointed  
Trustee



State of UTAH  
County of UTAH } ss.

This instrument was acknowledged before me on 3/5/12  
by SHERMAN D. LANGFORD

Signature: *[Signature]*  
Notary Public



**Exhibit A**

File Number: 42255

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

All certain parcel of land situate in the Town of Panaca , County of Lincoln, State of Nevada, bounded and described as follows, to-wit:

**PARCEL 1**

That portion of the Southwest Quarter (SW ¼) of Lot 4 in Block 16, not heretofore deeded to OTTO LEE MATHEWS in the TOWN OF PANACA, County of Lincoln, State of Nevada as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada records and more particularly described as follows, to wit:

Beginning at the Southwest corner of Lot 4, Block 16, thence North along the Westerly boundary of said Block 16, a distance of 132 feet, thence East at right angles a distance of 82 feet, thence South at right angles a distance of 132 feet to the South boundary of said Block 16, thence West along the South boundary of said Block 16, a distance of 82 feet to the place of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2011 – 2012: 002-113-09

**PARCEL 2**

That portion of the Southwest Quarter (SW ¼) of Lot 4 in Block 16, in the TOWN OF PANACA, County of Lincoln, State of Nevada as shown on the Official Map thereof recorded in the Book of Plats, page 34, Lincoln County, Nevada records and more particularly described as follows, to wit:

Beginning at a point on the North Line of "F" street, 132 feet West of the Southwest corner of Lot numbered Four (4) in Block numbered Sixteen (16) in the said Town of Panaca, thence running at right angle North 132 feet, thence running at right angle West 50 feet, thence running at right angle South 132 feet to the North line of said "F" Street, thence running East along the North line of "F" street a distance of 50 feet to the place of beginning.

ASSESSOR'S PARCEL NUMBER FOR 2011 – 2012: 002-113-14

Recording requested By  
COW COUNTY TITLE COMPANY

STATE OF NEVADA  
DECLARATION OF VALUE

Lincoln County - NV

Leslie Boucher - Recorder

- Assessor Parcel Number(s)
  - 002-113-09
  - 002-113-01
  - 
  -

FOR RECORDER'S OP	
Document/Instrument	Page 1 of 1 Fee: \$40.00
Book	Recorded By: AE RPTT: \$159.90
Date of Recording:	Book- 270 Page- 0677
Notes:	

- Type of Property
 

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Residence
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Bldg.	f) <input type="checkbox"/> Commercial/Industrial
g) <input type="checkbox"/> Agricultural	h) <input checked="" type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

3. Total Value/Sales Price of Property	\$41,000.00
Deed in Lieu of Foreclosure Only (Value of Property)	( )
Transfer Tax Value	\$41,000.00
Real Property Transfer Tax Due:	\$159.90

- If Exemption Claimed:
  - Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
  - Explain Reason for Exemption: \_\_\_\_\_
- 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 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: Sherman D. Langford Capacity: Seller/Grantor

Signature: \_\_\_\_\_ Capacity: Buyer/Grantee

**SELLER (GRANTOR) INFORMATION**  
 Print Name: SHERMAN D. LANGFORD,  
 Appointed Trustee  
 Address: 926 N. 500 E  
 City/State/Zip: Springville, UT 84663

**BUYER (GRANTEE) INFORMATION**  
 Print Name: ROBERT J. MATHEWS  
 SHANE R. MATHEWS  
 Address: P O Box 328  
 City/State/Zip: Panaca, NV 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**  
 Company Name: Cow County Title Co. Escrow No 42255  
 Address: P.O. Box 610  
 904 E Street  
 Hawthorne, Nevada 89415