

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$195.00 Recorded By: AE
Book- 273 Page- 0180

A.P.N. 003-184-09
R.P.T.T. \$195.00
Escrow No. 42995

Recording Requested By:
Cow County Title Co.

Mail Tax Statements To:
Same as below

When Recorded Mail To:
Mr. and Mrs. Comella
7128 Lagoon Landing Drive
Las Vegas, NV 89129



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CASEY E. FOLKS, JR, as Trustee(s) under THE CASEY E FOLKS, JR LIVING TRUST, dated August 25, 2004 *** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to KEITH JOHN COMELLA and BETSY COMELLA, husband and wife as Community Property with Rights of Survivorship 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;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record

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.

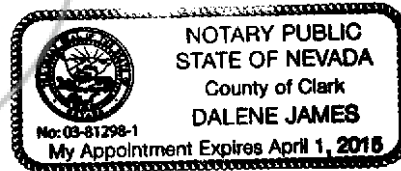
***Sometimes known as THE CASEY E FOLKS JR REVOCABLE LIVING TRUST, DATED AUGUST 25, 2004

Dated: June 4, 2012

CASEY
THE CASEY E FOLKS, JR LIVING TRUST,
dated August 25, 2004

BY: CASEY E. FOLKS, JR, Trustee

State of Nevada }
County of Clark } ss.



6/14/2012

This instrument was acknowledged before me on
by CASEY E. FOLKS, JR

Signature: [Signature]
Notary Public



EXHIBIT "A"

Order No.: 42995

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

PARCEL 1

Lots 23 and 24 in Block 12 of Caliente, Nevada as shown on the map entitled "Revised Block 12" of the ALICE C. DIXON ADDITION as delineated on the plat thereof recorded February 05, 1946 in the Office of the Lincoln County Recorder of Lincoln County, Nevada in Book A of Plats, page 60, Lincoln County, Nevada Records.

PARCEL 2

Together with that portion of land conveyed by a Deed recorded June 25, 2012 in Book 272 of Official Records, page 474 as File No. 141611, Lincoln County, Nevada records described as follows:

The part of Lot 25 to be added and merged with Lot 24, both of the aforesaid Block 12, in the City of Caliente, Lincoln County, Nevada:

Beginning at the Southwesterly corner of said part of Lot 25 to be merged with said Lot 24 at a point from which the Southwest corner of Section 8, Township 4 South, Range 67 South, M.D.M. bears South 42°40'20" West 2859.06 feet which Section corner is monumented with a 2 1/2" pipe having a metal plate stamped F.W.M. & SON 11-20-83.

Thence North 6°52'05" West 25.17 feet along the East side of South Spring Street (on the

Block line) to the original location of the Southwest corner of said Lot 24; to (or at) a #5

rebar with cap stamped L SMITH PLS 12751

Thence North 83°07'55" East 97.5 feet along the former North Lot 25 Line; to (or at) a #5

rebar with cap stamped L SMITH PLS 12751

Thence continuing on the said former North Lot 25 Line 2.50 feet to the Northeast corner of

said Lot 25 (on which is occupied by a tree);

Thence South 06°52'05" East 11.25 feet to the Southeast corner; to (or at) a #5 rebar with

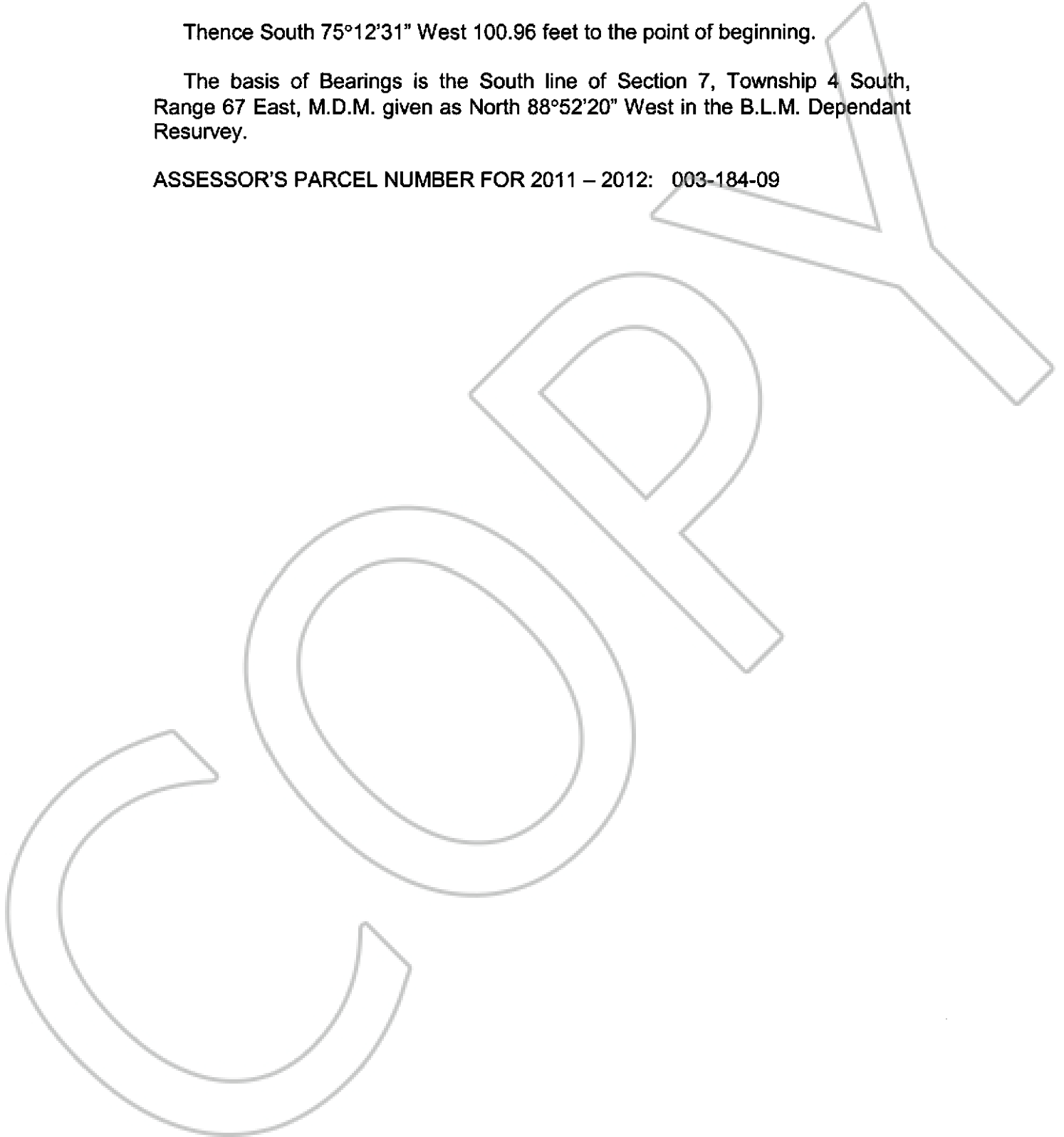
cap stamped L SMITH PLS 12751



Thence South 75°12'31" West 100.96 feet to the point of beginning.

The basis of Bearings is the South line of Section 7, Township 4 South, Range 67 East, M.D.M. given as North 88°52'20" West in the B.L.M. Dependant Resurvey.

ASSESSOR'S PARCEL NUMBER FOR 2011 – 2012: 003-184-09



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**STATE OF NEVADA
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-184-09
- b) _____
- c) _____
- d) _____

FOR RECORDER'S O

Document/Instrumen
 Book _____
 Date of Recording: _____
 Notes:

2. Type of Property

- a) Vacant Land
- b) Single Family Residence
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apartment Bldg.
- f) Commercial/Industrial
- g) Agricultural
- h) Mobile Home
- i) Other _____

3. Total Value/Sales Price of Property

	<u>\$50,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	<u>\$50,000.00</u>
Real Property Transfer Tax Due:	<u>\$195.00</u>

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 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: _____ Capacity: **Seller/Grantor**

Signature: Betsy Comella Capacity: **Buyer/Grantee**

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

THE CASE E FOLKS, JR REVOCABLE
 LIVING TRUST, dated
 Print Name: August 25, 2004
 Address: 3560 Wisdom Ct.
 City/State/Zip Las Vegas, NV 89120

KEITH JOHN COMELLA
Betsy Comella
 Print Name: Keith John Comella
 Address: 7128 Lagoon Landing Drive
 City/State/Zip Las Vegas, NV 89129

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 42995
 P.O. Box 610
 904 E Street
 Address: Hawthorne, Nevada 89415