



A.P. N.: 003-172-01
Escrow No.: 17825 / 17825
R.P.T.T.: \$253.50
WHEN RECORDED MAIL TAX
STATEMENTS AND DOCUMENTS TO:
Mr. Larry Ray Nelson
P.O. Box 864
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph C Fox, Jr. a.k.a. Joe C Fox, Jr., a married man as his sole and seperate property

do(es) hereby GRANT, BARGAIN and SELL to

Larry Ray Nelson, a Unmarried man

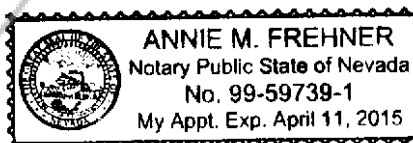
the real property situated in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

SUBJECT TO: 1. Taxes for the current fiscal year.
2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 9/26/2012

Joseph C Fox, Jr. a.k.a. Joe C Fox, Jr.



State of Nevada }
County of Clark } ss:

On September 26, 2012
Before me, a Notary Public, personally appeared
Joseph C Fox, Jr. a.k.a. Joe C Fox, Jr.

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that executed it.

My Commission Expires: 4/11/2015

Annie M. Frehner Notary Public



0142060

Book 27A
Page 439

10/04/2017
Page: 2 of 2

Escrow No: 17825

EXHIBIT "A" Legal Description

Lot 16 of the 1st and 2nd ROWAN SUBDIVISIONS, as shown by maps thereof on file in Book A of Plats, Page 68 and in Book A of Plats, Page 78 in the Office of the County Recorder of Lincoln County, Nevada.

TOGETHER WITH a rectangular parcel of land adjacent to said Lot 16, being 18 feet wide and 100 feet long and of which the Easterly line of said rectangular parcel coincides with and is equal to the West line of said Lot 16.

EXCEPTING AND RESERVING all oil, gas and other minerals, together with the right of exploration and removal of the same as reserved in that certain Deed recorded June 20, 1951 in Book J-1 of Real Estate Deeds, Page 121 of Official Records.

ALSO:

A portion of Lot 15 of the 1st and 2nd ROWAN SUBDIVISIONS, as shown by maps thereof on file in Book A of Plats, Page 68 and in Book A of Plats, Page 78 in the Office of the County Recorder of Lincoln County, Nevada, being described in that certain Record of Survey, Boundary Line Adjustment recorded September 14, 2007 as Document No. 129911, in Book C of Record of Surveys, Page 353 of Official Records, more particularly described as follows:

BEGINNING at a point in the Southerly lot line of said Lot 15 from which the Southwest corner of Section 8, Township 4 South, Range 67 East, M.D.B.&M. bears South 15°00'15" West, 1290.21 feet;
Thence South 60°02'52" West, along said lot line a distance of 4.91 feet to the most Easterly corner of said Lot 15 and common to Lot 16;
Thence North 29°57'08" West, along the lot line common to Lots 15 and 16 a distance of 100.00 feet to the Northerly corner common to Lots 15 and 16;
Thence North 60°02'52" East, along the lot line of said Lot 15 a distance of 6.80 feet;
Thence South 28°52'27" East, a distance of 100.01 feet to the **Point of Beginning**.

Assessor's Parcel Number: 003-172-01

Recording requested By
 MESQUITE TITLE COMPANY

State of Nevada
Declaration of Value Form

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
 Recorded By: AE RPTT: \$253.50
 Book- 274 Page- 0438

1. Assessor Parcel Number(s)

- a) 003-172-01
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo.Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

RECORDERS FOR OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes	_____

3. Total Value/Sales Price of Property: \$65,000.00
 Deed in Lieu of Foreclosure Only(value of property): (0.00)

 Transfer Tax Value per NRS 375.010, Section 2: \$65,000.00

 Real Property Transfer Tax Due \$253.50

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 parties agree 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 [Signature] Capacity Grantor's Agent

Signature [Signature] Capacity Grantee's Agent

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: Joseph C Fox, Jr.
 By: Annie M Frehner, Agt.
 Address: 116 Rowen Drive
 City/State/Zip: Caliente, NV 89009
 Capacity: Grantor

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: Larry Ray Nelson
 By: Annie M Frehner, Agt.
 Address: P.O. Box 864
 City/State/Zip: Caliente, NV, 89008
 Capacity: Grantee

Company/Person Requesting Recording

(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company Esc. #: 17825/ 17825
 Name: 840 Pinnacle Court #3, Mesquite, NV 89027

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)