

**Official Record**Recording requested By  
FIRST AMERICAN TITLE COMPANY**Lincoln County - NV****Leslie Boucher - Recorder**

Fee: \$16.00 Page 1 of 3

RPTT: \$3,900.00 Recorded By: AE

Book- 279 Page- 0019

A.P.N.: 005-161-04

R.P.T.T.: \$5,100.00

2441020 WB

Escrow #13-01-0976-KSW

Mail tax bill to and when recorded mail to:  
James H. Bourne III and Misty D. Bourne  
7495 W. Azure Drive, Suite 120  
Las Vegas, NV 89130



0143220

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH**, That **James G. Burns and Mary A. Burns, Co-Trustees of the James and Mary Burns Revocable Trust dated February 26, 2002, (who acquired title as James Burns, Trustee)** for a valuable consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **James H. Bourne III and Misty D. Bourne, husband and wife, as joint tenants**, all that real property situated in the County of Lincoln County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

**COMMONLY KNOWN ADDRESS:**  
25772 Hermitage Road, Pioche, NV 89043

### **SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



IN WITNESS WHEREOF, this instrument has been executed this 23RD day of May, 2013.

James G. Burns and Mary A. Burns, Co-Trustees of the James G. and Mary A. Burns Revocable Trust dated February 26, 2002

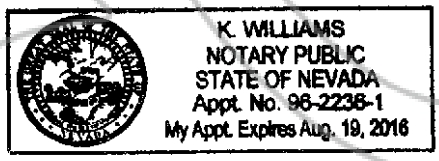
[Signature]  
By: James G. Burns, Trustee

[Signature]  
By: Mary A. Burns, Trustee

State of NEVADA }  
County of CLARK } ss:

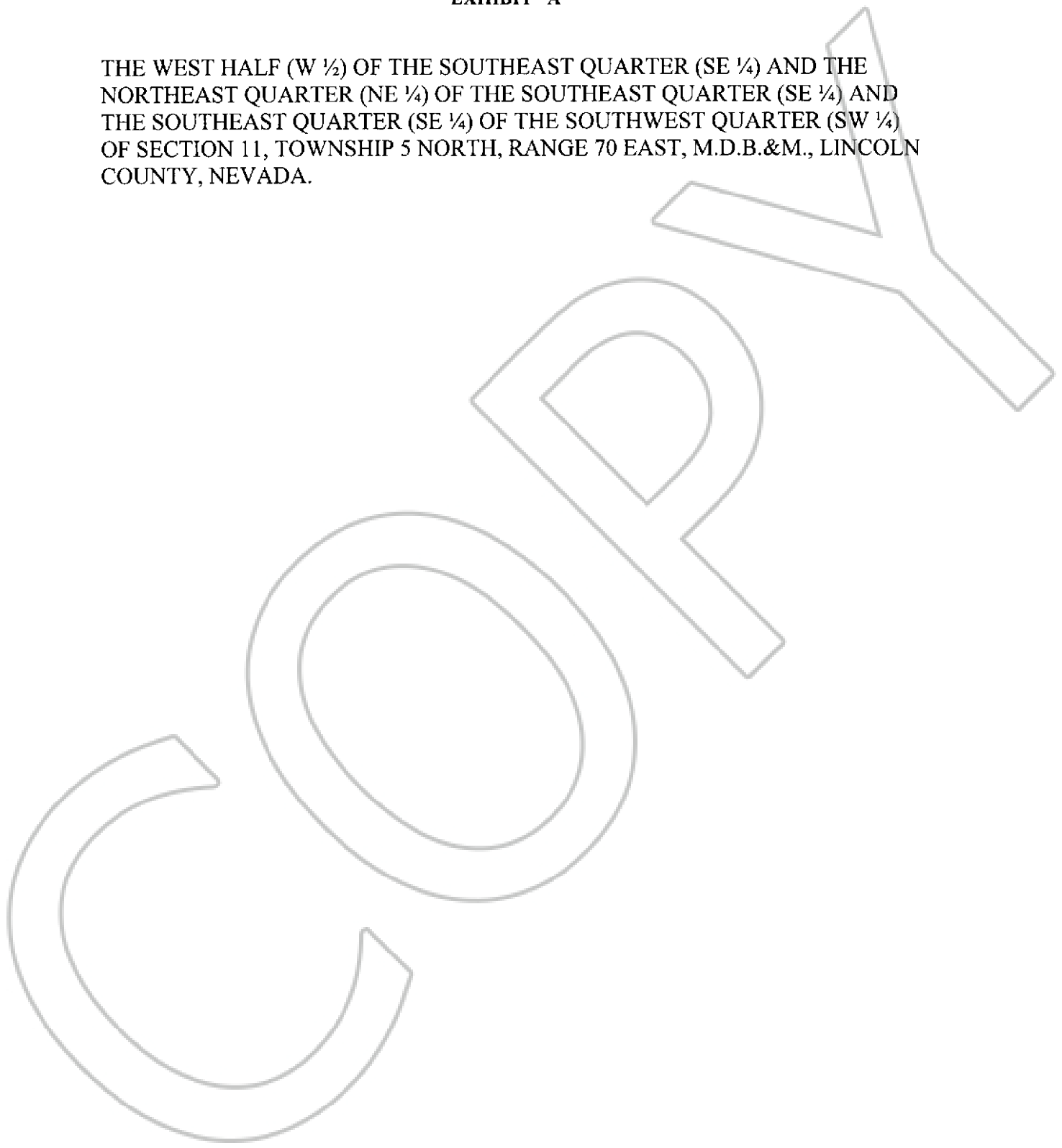
This instrument was acknowledged before me on 5-23-13  
by James G. Burns and Mary A. Burns, Co-Trustees of the James and Mary Burns Revocable Trust dated February 26, 2002

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 8-19-2016



**EXHIBIT "A"**

THE WEST HALF (W ½) OF THE SOUTHEAST QUARTER (SE ¼) AND THE  
NORTHEAST QUARTER (NE ¼) OF THE SOUTHEAST QUARTER (SE ¼) AND  
THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHWEST QUARTER (SW ¼)  
OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 70 EAST, M.D.B.&M., LINCOLN  
COUNTY, NEVADA.



State of Nevada  
Declaration of Value Form

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: AE RPTT: \$3,900.00  
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- 1. Assessor Parcel Number(s)
  - a) 005-161-04
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
  - a.  Vacant Land
  - b.  Sgl. Fam. Residence
  - c.  Condo/Twnhse
  - d.  2-4 Plex
  - e.  Apt. Bldg.
  - f.  Comm'l/Ind'l
  - g.  Agricultural
  - h.  Mobile Home
  - Other Farm/Ranch

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3. a. Total Value/Sales Price of Property \$1,000,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- c. Transfer Tax Value: \$1,000,000.00
- d. Real Property Transfer Tax Due \$3,900.00

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 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: [Signature] Capacity: GRANTOR/SELLER  
 Signature: [Signature] Capacity: GRANTEE/BUYER

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: James G. Burns and Mary A. Burns, Co-Trustees of the James and Mary Burns Revocable Trust dated February 26, 2002  
 Address: PO Box 538  
 City: Pioche  
 State: NV Zip: 89043

Print Name: James H. Bourne III and Misty D. Bourne  
 Address: 7495 W. Azure Drive, Suite 120  
 City: Las Vegas  
 State: NV Zip: 89130

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

Print Name: Nevada Title Company Esc. #: 13-01-0976-KSW / 2441020 WR  
 Address: 2500 N. Buffalo Drive, Suite 150  
 City: Las Vegas State: NV Zip: 89128

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

C/O FIRST AMERICAN TITLE, 5310 KLETZKE LN., #100, RENO, NV 89511