

APN 006-291-21



0143728

**Grant Bargain Sale Deed**

**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, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per 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, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_  
(State specific law)

Kenneth W. Morgan, Grantor  
Signature Title

Kenneth W. Morgan  
Print

7/19/2013  
Date

**Grantees address and mail tax statement:**

Kenneth W. Morgan and Dee A. Morgan, Trustees  
4021 Bliss Canyon Court  
Las Vegas, NV 89129



APN: 006-291-21

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KENNETH WAYNE MORGAN and DEE A. MORGAN, Husband and Wife as community property with right of survivorship, without consideration, do hereby Grant, Bargain, Sell and Convey to KENNETH W. MORGAN and DEE A. MORGAN, Trustees of the MORGAN FAMILY TRUST, dated July 19, 2013, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described on Exhibit "A" attached hereto and incorporated herein by this reference.

Commonly known as: 6138 Echo Dam Road, Pioche, Nevada.

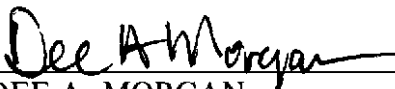
SUBJECT TO: Powers of Trustees attached hereto as Exhibit "B" and by this reference incorporated herein.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

GRANTEES ADDRESS: Kenneth W. Morgan and Dee A. Morgan, Trustees  
4021 Bliss Canyon Ct.  
Las Vegas, NV 89129

Witness their hands this 19th day of July, 2013.

  
KENNETH WAYNE MORGAN

  
DEE A. MORGAN

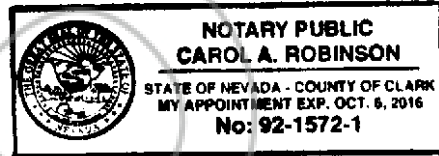


STATE OF NEVADA )  
 ) ss.  
COUNTY OF CLARK )

On this 19th day of July, 2013, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared KENNETH WAYNE MORGAN and DEE A. MORGAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same in their authorized capacity, that by their signature on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

*Carol A Robinson*  
Notary Public



Mail Tax Statements to:  
Kenneth W. Morgan and Dee A. Morgan, Trustees  
4021 Bliss Canyon Ct.  
Las Vegas, NV 89129

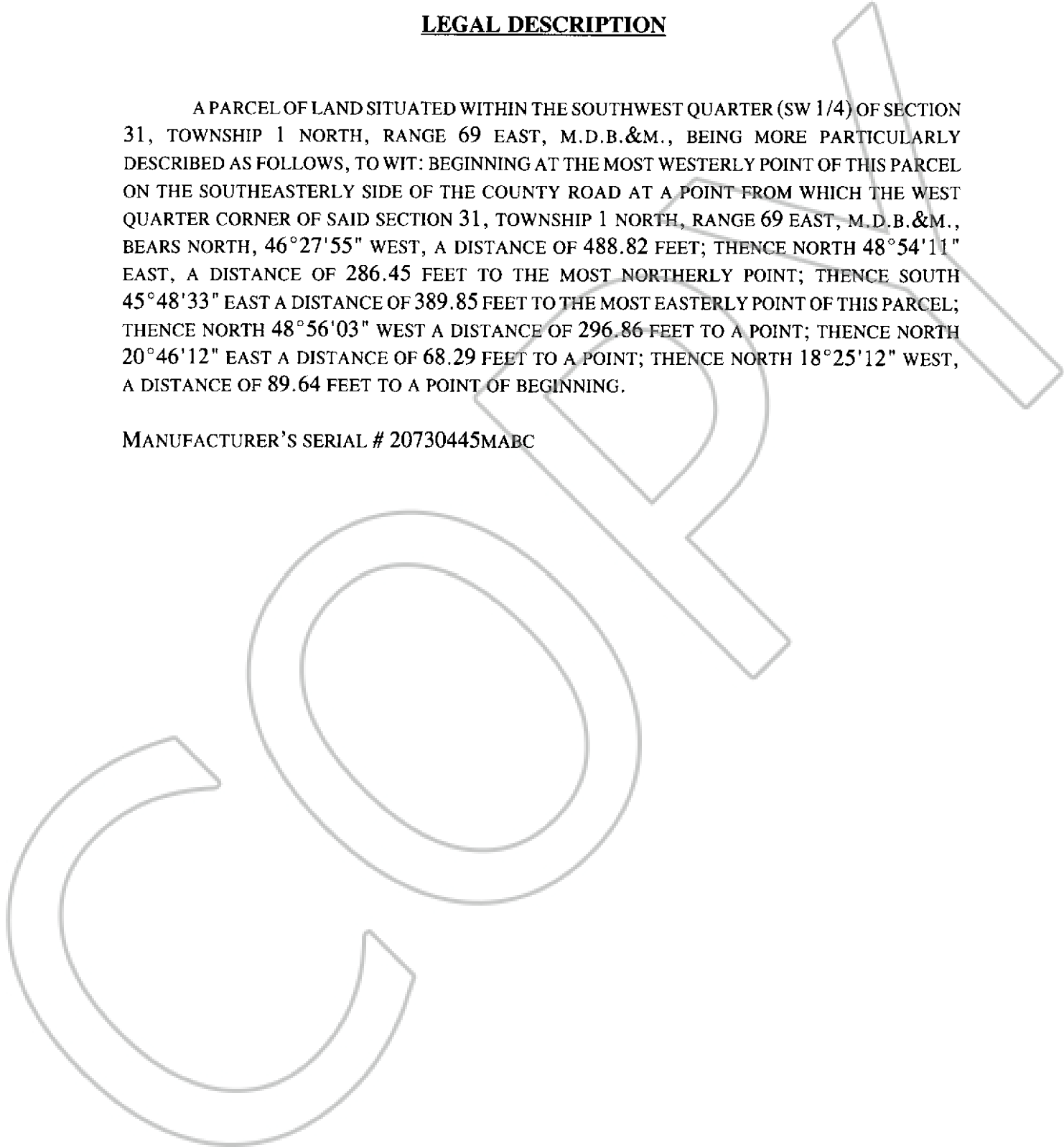
When Recorded, Mail to:  
Kenneth W. Morgan and Dee A. Morgan, Trustees  
4021 Bliss Canyon Ct.  
Las Vegas, NV 89129



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&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 QUARTER CORNER OF SAID SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEARS NORTH, 46°27'55" WEST, A DISTANCE OF 488.82 FEET; THENCE NORTH 48°54'11" EAST, A DISTANCE OF 286.45 FEET TO THE MOST NORTHERLY POINT; THENCE SOUTH 45°48'33" EAST A DISTANCE OF 389.85 FEET TO THE MOST EASTERLY POINT OF THIS PARCEL; THENCE NORTH 48°56'03" WEST A DISTANCE OF 296.86 FEET TO A POINT; THENCE NORTH 20°46'12" EAST A DISTANCE OF 68.29 FEET TO A POINT; THENCE NORTH 18°25'12" WEST, A DISTANCE OF 89.64 FEET TO A POINT OF BEGINNING.

MANUFACTURER'S SERIAL # 20730445MABC





**EXHIBIT "B"**  
**POWERS OF TRUSTEES**

KENNETH W. MORGAN and DEE A. MORGAN, Trustees, are hereby vested with complete powers of disposition of the real Estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "MORGAN FAMILY TRUST" which was executed on July 19, 2013.

Recording requested By  
GREGORY S. SMITH LTD.

STATE OF NEVADA  
DECLARATION OF VALUE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00  
Recorded By: RE RPTT:  
Book- 280 Page- 0499

- 1. Assessor Parcel Number
  - a) 006-291-21
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

<b>FOR RECORDER OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book	_____ Page: _____
Date of Recording:	_____
<i>Trust on file &amp; au</i>	

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

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: **Transfer without consideration to or from a Trust**

5. Partial Interest: Percentage being transferred: N/A%

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 *Kenneth W. Morgan* Capacity \_\_\_\_\_

Grantor

Signature *Dee A Morgan* Capacity \_\_\_\_\_

Grantee

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

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

Print Name: KENNETH WAYNE MORGAN and  
 DEE A. MORGAN  
 Address: 4021 Bliss Canyon Ct.  
 City: Las Vegas  
 State: NV Zip: 89129

Print Name: MORGAN FAMILY TRUST  
 Address: 4021 Bliss Canyon Ct.  
 City: Las Vegas  
 State: NV Zip: 89129

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

Print Name: Gregory S. Smith Ltd.  
 Address: 2520 St. Rose Pkwy #210  
 City: Henderson State: NV

Escrow #: \_\_\_\_\_  
 Zip: 89074