

Official RecordRecording requested By
COW COUNTY TITLELincoln County - NV
Leslie Boucher - RecorderFee: \$17.00 Page 1 of 4
RPTT: \$452.40 Recorded By: LB
Book- 280 Page- 0664

A.P.N. 006-071-13

R.P.T.T. \$452.40

Escrow No. 45825

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

H. Craig Cloward

HC 74 Box 262-5

Pioche, NV 89043

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That DUSTIN L. COLE AND PENNY L. COLE, Trustees or Successor Trustee(s) of the COLE FAMILY TRUST, dated January 23, 2012 and DARRIN COLE, a married man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to H. CRAIG CLOWARD, an unmarried man 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.

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: July 24, 2013

THIS Deed is executed in counterpart, each of which is deemed to be an original, but such counterparts together constitute but one and the same instrument.




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Page 3 of 4

DUSTIN L. COLE AND PENNY L. COLE,
Trustees or Successor Trustee(s) of the
COLE FAMILY TRUST, dated January 23,
2012


DARRIN COLE

BY: _____
DUSTIN L. COLE, Trustee

BY: _____
PENNY L. COLE, Trustee

State of Utah }
County of Salt Lake } ss.

This instrument was acknowledged before me on 7/26/13
by ~~DUSTIN L. COLE, PENNY L. COLE~~ DARRIN COLE

Signature: 
Notary Public

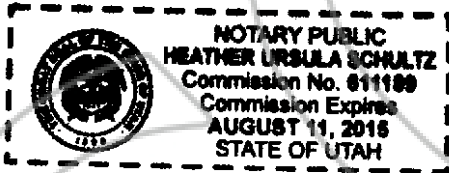




Exhibit A

File Number: 45825

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

UPPER BETTY'S

A parcel of land in the Northwest Quarter (NW ¼) of Section 5 Township 2 North, Range 70 East, and the Southwest Quarter (SW ¼) of Section 32, Township 3 North, Range 70 East, M.D.B& M., which property is bounded by an existing fence, and more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded December 29, 2010 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 36 as File No. 137498 Lincoln County, Nevada Records.

Together with an ACCESS EASEMENT FOR INGRESS AND EGRESS as conveyed by a Grant recorded June 21, 2013 in Book 280 of Official Records, page 25 as File No. 143580 Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2013 - 2014: 006-071-13

Recording requested By
COW COUNTY TITLE

STATE OF NEVADA
DECLARATION OF VALUE

Lincoln County - NV

Leslie Boucher - Recorder

FOR RECORDER'S OF	
Document/Instrument	
Book	
Date of Recording:	
Notes:	

Page 1 of 1 Fee: \$17.00
Recorded By: LB RPTT: \$452.40
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1. Assessor Parcel Number(s)

- a) 006-071-13
- b) _____
- c) _____
- d) _____

2. 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 checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property

Total Value/Sales Price of Property	\$115,885.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	\$115,885.00
Real Property Transfer Tax Due:	\$452.40

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: [Signature] Capacity: Seller/Grantor

Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

the COLE FAMILY TRUST,
dated January 23, 2012 and
Print Name: DARRIN COLE
Address: P O Box 246
City/State/Zip Pioche, NV 89043

H. CRAIG CLOWARD
Print Name: _____
Address: HC 74 Box 262-5
City/State/Zip Pioche, NV 89043

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

Company Name: Cow County Title Co. Escrow No 45825
Address: P.O. Box 518
Pioche, Nevada 89043