

Official Record

Recording requested By
MESQUITE TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: AE

Book- 282 Page-

0140



ESCROW NO.: 18064 / 18064
A.P.N.: 011-170-05
R.P.T.T.: EXEMPT #5

SEND TAX NOTICE TO:
WHEN RECORDED MAIL TO:
Mrs. Lanelle Cobeaga
611 Cantle Ave.
Filer, ID. 83328

GRANT, BARGAIN and SALE DEED

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

Phillip C. Cobeaga, a Married Man

do(es) hereby GRANT, BARGAIN and SELL to

Lanelle Cobeaga, a Married Woman as her Sole and Separate Property

the real property situate in the County of Lincoln, State of NV, described as follows:

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST PHILLIP C. COBEAGA MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF MARRIAGE TO LANELLE COBEAGA.

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: 9-20-13
Notarize signature

Phillip C. Cobeaga
Phillip C. Cobeaga

State of Idaho }
County of Twin Falls } ss:

VANCE P. SPENCER
NOTARY PUBLIC
STATE OF IDAHO

On Sept 20, 2013
Before me, a Notary Public, personally appeared Phillip C. Cobeaga.

Vance P. Spencer
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 he executed it.

My commission expires: 5-20-14

Vance P. Spencer
Notary Public



Escrow No: 18064

EXHIBIT "A"
Legal Description

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

All of the North one-half of the Southeast Quarter of the Northeast Quarter (N1/2 of SE1/4 of NE1/4), Section 30, Township 6 South, Range 61 East, Mount Diablo Base and Meridian, Lincoln County, Nevada.

ALSO:

COMMENCING at the Southwest corner of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 30, Township 6 South, Range 61 East, Mount Diablo Base and Meridian, Lincoln County, Nevada;

- Thence running North 533 feet to the Northwest corner;
- Thence East 1320 feet to the Northeast corner;
- Thence South 533 feet to the Southeast corner;
- Thence West 1320 feet to the Point of Commencement.

EXCEPTING THEREFROM any portions lying within U.S. Highway 93, as the same now exists.

EXCEPTING THEREFROM all ore as reserved in Patent recorded April 29, 1902 in Book "F" of Miscellaneous Records, Page 123 of Official Records.

Assessor's Parcel Number: 011-170-05

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State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s)
- a) 011-170-05 _____
- 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'/'Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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

- 3. a. Total Value/Sales Price of Property: \$0.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$0.00
- d. Real Property Transfer Tax Due \$0.00

- 4. **If Exemption Claimed:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: #5 Transfer to Spouse without _____
- b. Explain Reason for Exemption: Consideration _____

- 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 *Phillip C. Cobeaga* Capacity Grantor _____

Signature *Lanelle Cobeaga* Capacity Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Phillip C. Cobeaga
Address: P.O. Box 861
City/State/Zip: Stevensville, MT. 59870
Capacity: Grantor

Print Name: Lanelle Cobeaga
Address: P.O. Box 861
City/State/Zip: Stevensville, MT. 59870
Capacity: Grantee

Company/Person Requesting Recording
(REQUIRED IF NOT THE SELLER OR BUYER)

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

Esc. #: 18064/ 18064

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