

Official Record

Recording requested By
LINCOLN COUNTY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: Page 1 of 4
RPTT: Recorded By: LB
Book- 284 Page- 0058



After recording please return to:)

Name: Cory Lytle)

Address: PO Box 423329)
181 North Main Street)

City, State, Zip: Pioche, Nevada 89043)

Phone: 775-962-5345)

APN: 001-201-62)

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ROAD DEDICATION AND GRANT DEED

IT WAS ACKNOWLEDGED THIS DAY:

That the Michael S. Phillips ("Grantor"), a single man, for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and dedicate to Lincoln County, a subdivision of the State of Nevada ("Grantee"), that certain real property located in the County of Lincoln, State of Nevada, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"), together with all improvements thereon and all rights and privileges appurtenant thereto.

That the dedication is SUBJECT TO all non-delinquent real property taxes, special taxes and other assessments; all liens, encumbrances, easements, rights-of-way, covenants, conditions, restrictions, limitations, obligations and liabilities of record.

That Grantors' claims to title originate from a deed recorded in Book 165, Pages 440-441, and Document Number 103939 in the Office of the County Recorder of Lincoln County, Nevada.

That Grantors convey the property TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS Grantors' hands this 29~~th~~ day of October 2013.

MICHAEL S. PHILLIPS

STATE OF NEVADA)
) ss:
COUNTY OF LINCOLN)

This instrument was acknowledged before me on this 29~~th~~ day of October 2013 by Michael S. Phillips.

NOTARY PUBLIC



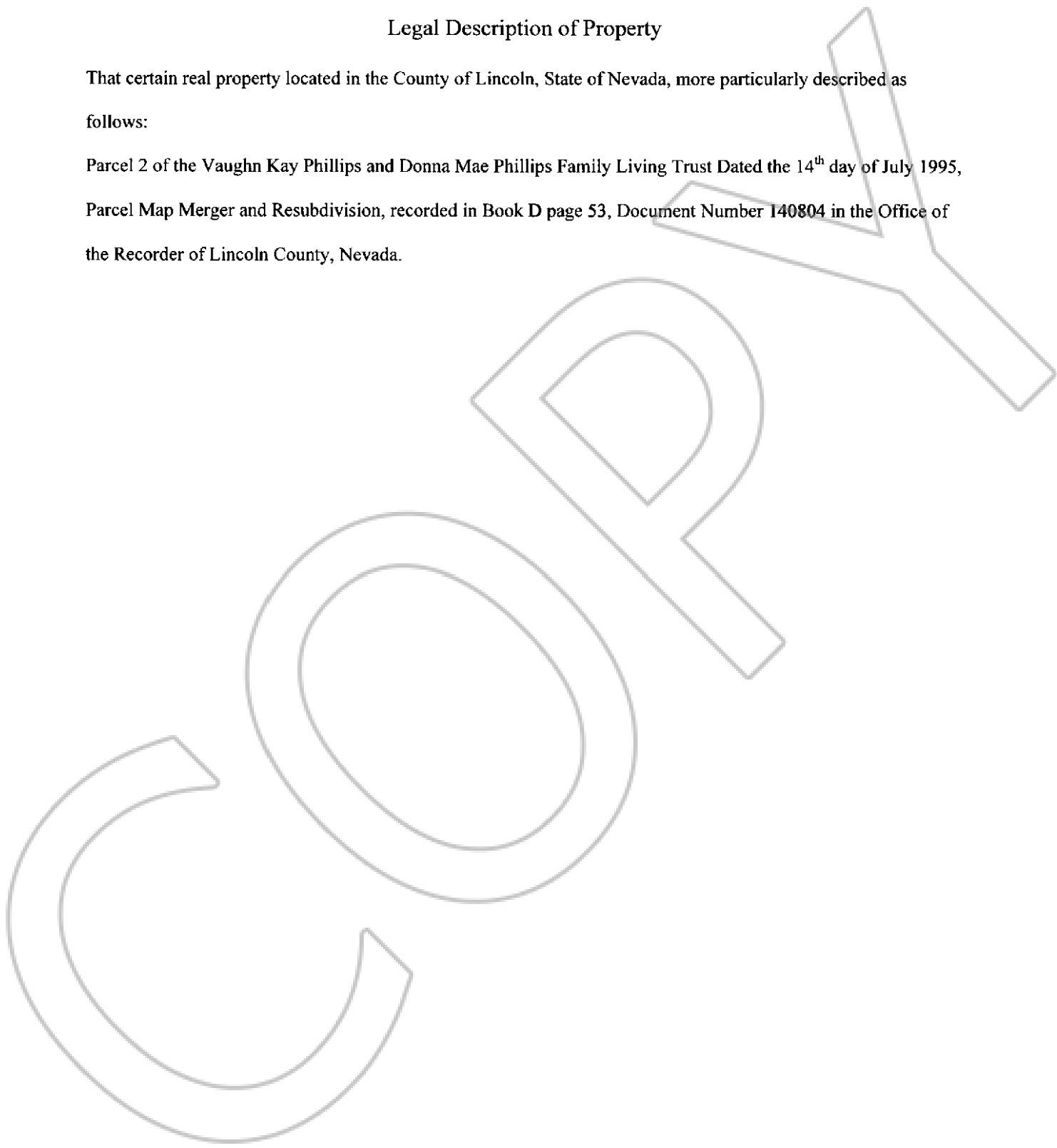


EXHIBIT A TO ROAD DEDICATION AND GRANT DEED

Legal Description of Property

That certain real property located in the County of Lincoln, State of Nevada, more particularly described as follows:

Parcel 2 of the Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust Dated the 14th day of July 1995, Parcel Map Merger and Resubdivision, recorded in Book D page 53, Document Number 140804 in the Office of the Recorder of Lincoln County, Nevada.





ARTISAN LAND TRANSACTION ASSISTANTS, LLC

"Where Art & Measurement Science Assist"

EXHIBIT A

**30-FOET WIDE DEDICATION OF LEE DRIVE (HALF STREET)
TO LINCOLN COUNTY NEVADA
FROM MICHAEL S. PHILLIPS
PT. SE QUARTER, SECTION 15, T 1 N, R 67 E, M.D.M,
LINCOLN CO., NEVADA**

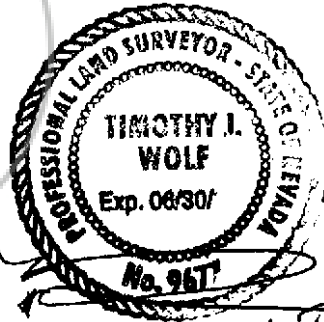
Portion of APN: 001-201-62

This land description is established for the purpose of conveying title to Lincoln County as a dedicated street for that portion known as Lee Drive to be across, above and below a unique parcel of land that is bound within specific portions of the Southeast Quarter of Section 15, Township 1 North, Range 67 East, Mount Diablo Meridian, as delineated within that certain map entitled *Parcel Map Merger and Resubdivision for Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust dated the 14 day of July 1995*, known as Document No. 0140804, also cataloged as being under Book D Page 0053 of maps filed in the office of the Lincoln County Recorder on February 27, 2012 at the request of Vaughn & Donna Phillips, more particularly described as follows:

The westerly thirty (30) feet of Parcel 2 of the aforementioned Parcel Map Merger and Resubdivision.

The land described above for the purpose of conveying title for Lee Drive as a dedicated street contains approximately 7,497.59 square feet as calculated by computer determination methods.

Timothy J. Wolf
Agent, Artisan Land Transaction Assistants, LLC
Professional Land Surveyor
Nevada License Number 9677



10/17/13

MICHAEL S. PHILLIPS DEDICATION OF LEE DRIVE ACROSS APN: 001-201-62

P.O. Box 396, Pioche, NV 89043-396
Office: (775) 962-LAND (5263)

Email: TWolf@ArtisanGroupUSA.com
www.ArtisanGroupUSA.com

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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 001-201-62
 - b) _____
 - c) _____
 - d) _____

- 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
 - Other PAVED ROADWAY SECTION

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Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #2
- b. Explain Reason for Exemption: LOCAL GOVERNMENT ENTITY - ROAD
SECTION

- 5. Partial Interest: Percentage being transferred: _____ %

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 _____ Capacity _____

Signature [Signature] Capacity LC PLANNING DIRECTOR

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: MICHAEL S. PHILLIPS
Address: PO Box 487
City: PiOCHT
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: LINCOLN COUNTY
Address: PO Box 329
City: PiOCHT
State: NV Zip: 89043

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

Print Name: LINCOLN COUNTY PLANNING Escrow #: _____
Address: PO Box 329
City: PiOCHT State: NV Zip: 89043