



ESCROW NO.: 18105 / 18105  
A.P.N.: 014-010-06  
R.P.T.T.: Exemption No. 05  
SEND TAX NOTICE TO:  
WHEN RECORDED MAIL TO:  
Richard L. Rankin  
PO Box 458  
Alamo, NV 89008

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Michelle Rankin, a married woman

do(es) hereby GRANT, BARGAIN and SELL to  
Richard L. Rankin, a married man as his sole and separate property

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

SEE ATTACHED LEGAL DESCRIPTION "EXHIBIT A"  
SEE ATTACHED "EXHIBIT B" FOR WATER RIGHTS AND ALLOTMENTS

**THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Michelle Rankin MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF her MARRIAGE TO Richard L. Rankin.**

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: 2/4/14  
Notarize signature

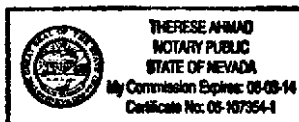
Michelle Rankin

State of Nevada }  
County of Clark } ss:

On FEBRUARY 4, 2014  
Before me, a Notary Public, personally appeared **Michelle Rankin**

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 executed it.

My commission expires: 06/03/14  
  
Notary Public





Escrow No: 18105

## EXHIBIT "A" Legal Description

PARCEL ONE (1):

**ALL THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTHWESTERLY  
AND ALONG THE EXISTING RAIL AND ROAD RIGHT OF WAYS:**

**The West half of the Northwest Quarter (W1/2 of NW1/4) of Section 35, Township 5 South, Range 66 East, of the Mount Diablo Base and Meridian.**

PARCEL TWO (2):

**The following described land ALL being located in Township 5 South, Range 66 East, of M.D.B.&M.**

- Section 26:     **The Southwest Quarter of the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW1/4 OF SW1/4 OF SW1/4 OF SW1/4).**
- Section 27:     **The Southeast Quarter of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter (SE1/4 OF SE1/4 OF SE1/4 OF SE1/4).**
- Section 34:     **The Northeast Quarter of the Northeast Quarter of the Northeast Quarter of the Northeast Quarter (NE1/4 OF NE1/4 OF NE1/4 OF NE1/4).**

**EXCEPTING FROM Parcels 1 and 2 above any portion lying within the existing rail and road right of ways, together with the appurtenances thereunto belonging.**

Assessor's Parcel Number: 014-010-06

Recording requested By  
 MESQUITE TITLE COMPANY

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$15.00  
 Recorded By: HB RPTT:  
 Book- 285 Page- 0177

**State of Nevada**  
**Declaration of Value**

**1. Assessor Parcel Number(s)**

- a) 014-010-06
- 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'l/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: Exemption No. 05
- b. Explain Reason for Exemption: Transfer from spouse w/o

**5. Partial Interest:** Percentage being transferred: 100 % consideration

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 [Signature] Capacity Grantor's Agent

Signature [Signature] Capacity Grantee's Agent

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

Print Name: Michelle Rankin  
 By: Robert Sherratt, Agt.  
 Address: PO Box 458  
 City/State/Zip: Alamo, NV, 89008  
 Capacity: Grantor

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

Print Name: Richard Rankin  
 By: Robert Sherratt, Agt.  
 Address: PO Box 458  
 City/State/Zip: Alamo, NV, 89008  
 Capacity: Grantee

**Company/Person Requesting Recording**

(REQUIRED IF NOT THE SELLER OR BUYER)

Co. Mesquite Title Company Esc. #: 18105/ 18105  
 Name: 840 Pinnacle Court #3, Mesquite, NV 89027

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