

**DOC # 0145166**

03/10/2014

09:21 AM

**Official Record**

Recording requested By  
COW COUNTY TITLE COMPANY

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: \$22.00 Page 1 of 9

RPTT: \$87.75 Recorded By: AE

Book- 286 Page- 0010

**A.P.N.** 011-110-10

**P.P.T.T.** \$87.75

**Escrow No.** 46267

**Recording Requested By:**

Cow County Title Co.

**Mail Tax Statements To:**

Same as below

**When Recorded Mail To:**

Richard Thornton

2 Via Vittorio Place

Henderson, NV 89011



0145166

**GRANT, BARGAIN, SALE DEED**

This Deed was executed in counterpart and re-assembled to constitute a single conveyance of title.



**A.P.N.** 011-110-10  
**R.P.T.T.** \$87.75  
**Escrow No.** 46267  
**Recording Requested By:**  
 Cow County Title Co.  
**Mail Tax Statements To:**  
 Same as below  
**When Recorded Mail To:**  
 RICHARD THORNTON  
 2 Via Vittorio Place  
 Henderson, NV 89011

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **STEVEN W. ALLEN** who acquired title as **STEVE W. ALLEN** and **TONI ALLEN**, husband and wife, as Joint-Tenants as to an undivided 1/6 interest; **LARRY MILLER AND ARMENE MILLER**, husband and wife, as Joint-Tenants as to an undivided 1/6 interest, **BRUCE L. WOODBURY** and **ROSE STEWART WOODBURY**, Trustees of the **WOODBURY FAMILY TRUST** as to an undivided 1/6 interest; **BRENT STEWART** and **MICHELE STEWART**, husband and wife, as Joint-Tenants as to an undivided 1/6 interest; and **JESSE L. LEMMON** and **JANET LEMMON**, husband and wife, as Joint-Tenants as to an undivided 1/6 interest

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **RICHARD THORNTON** and **JACQUE THORNTON**, husband and wife, as **Joint Tenants** 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: August 9, 2013



\_\_\_\_\_  
STEVE W. ALLEN

\_\_\_\_\_  
TONI ALLEN

\_\_\_\_\_  
LARRY MILLER

\_\_\_\_\_  
ARMENE MILLER

\_\_\_\_\_  
BRENT STEWART

\_\_\_\_\_  
MICHELE STEWART

\_\_\_\_\_  
JESSE L. LEMMON

\_\_\_\_\_  
JANET LEMMON

WOODBURY FAMILY TRUST  
dated April 25, 1997

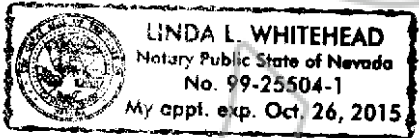
By: *Bruce L. Woodbury*  
BRUCE L. WOODBURY, Trustee

*Rose Stewart Woodbury*  
ROSE STEWART WOODBURY, Trustee

State of NEVADA }  
County of CLARK } ss.

This instrument was acknowledged before me on AUGUST 22, 2013  
by BRUCE L. WOODBURY + ROSE WOODBURY AKA ROSE STEWART Woodbury

Signature: *Linda L. Whitehead*  
Notary Public





\_\_\_\_\_  
STEVE W. ALLEN

\_\_\_\_\_  
TONI ALLEN

\_\_\_\_\_  
LARRY MILLER

\_\_\_\_\_  
ARMENE MILLER

\_\_\_\_\_  
BRENT STEWART

\_\_\_\_\_  
MICHELE STEWART

Jesse L. Lemmon  
\_\_\_\_\_  
JESSE L. LEMMON

\_\_\_\_\_  
JANET LEMMON

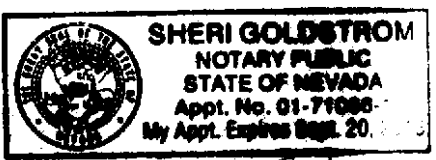
WOODBURY FAMILY TRUST  
dated April 25, 1997  
By: \_\_\_\_\_  
BRUCE L. WOODBURY, Trustee

\_\_\_\_\_  
ROSE STEWART WOODBURY, Trustee

State of Nevada }  
County of Clark } ss.

This instrument was acknowledged before me on August 28, 2013  
by ~~Sheri Goldstrom~~ Jesse L. Lemmon

Signature: Sheri Goldstrom  
Notary Public



*Sept 20, 2013*



\_\_\_\_\_  
STEVE W. ALLEN

\_\_\_\_\_  
TONI ALLEN

\_\_\_\_\_  
LARRY MILLER

\_\_\_\_\_  
ARMENE MILLER

Brent D. Stewart  
\_\_\_\_\_  
BRENT STEWART  
AKA BRENT D. STEWART

Michelle Stewart  
\_\_\_\_\_  
MICHELE STEWART

\_\_\_\_\_  
JESSE L. LEMMON

\_\_\_\_\_  
JANET LEMMON

WOODBURY FAMILY TRUST  
dated April 25, 1997

By: \_\_\_\_\_  
BRUCE L. WOODBURY, Trustee

\_\_\_\_\_  
ROSE STEWART WOODBURY, Trustee

State of Wyoming }  
County of Lincoln } ss.

This instrument was acknowledged before me on Sept 3, 2013  
by Brent D. Stewart and Michelle Stewart  
AKA Brent Stewart

Signature: Nancy J. Brown  
Notary Public





\_\_\_\_\_  
STEVE W. ALLEN

\_\_\_\_\_  
TONI ALLEN

\_\_\_\_\_  
LARRY MILLER

\_\_\_\_\_  
ARMENE MILLER

\_\_\_\_\_  
BRENT STEWART

\_\_\_\_\_  
MICHELE STEWART

\_\_\_\_\_  
JESSE L. LEMMON

Janet Lemmon  
\_\_\_\_\_  
JANET LEMMON

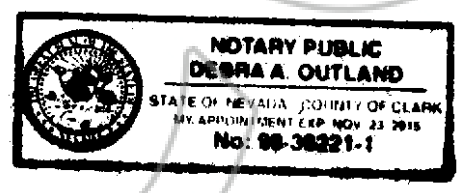
WOODBURY FAMILY TRUST  
dated April 25, 1997  
By: \_\_\_\_\_  
BRUCE L. WOODBURY, Trustee

\_\_\_\_\_  
ROSE STEWART WOODBURY, Trustee

State of Nevada }  
County of Clark } ss.

This instrument was acknowledged before me on October 7, 2013  
by Janet Lemmon

Signature: Debra A. Outland  
Notary Public





[Signature]  
STEVE W. ALLEN (Steven W. Allen)

[Signature]  
TONI ALLEN

LARRY MILLER

ARMENE MILLER

BRENT STEWART

MICHELE STEWART

JESSE L. LEMMON

JANET LEMMON

WOODBURY FAMILY TRUST  
dated April 25, 1997

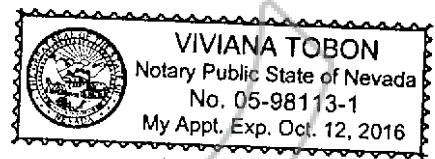
By: \_\_\_\_\_  
BRUCE L. WOODBURY, Trustee

\_\_\_\_\_  
ROSE STEWART WOODBURY, Trustee

State of Nevada }  
County of Clark } ss.

This instrument was acknowledged before me on Oct. 8, 2013  
by Steven W. Allen & Toni G. Allen; APN# 011-110-10 ///  
AKA Toni Allen

Signature: [Signature]  
Notary Public





STEVE W. ALLEN

*Larry Miller*  
LARRY MILLER

TONI ALLEN

*Armene Miller*  
ARMENE MILLER

BRENT STEWART

MICHELE STEWART

JESSE L. LEMMON

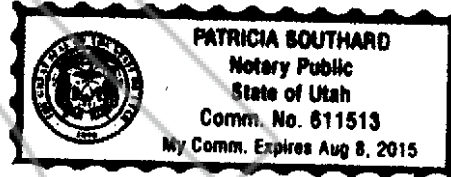
JANET LEMMON

WOODBURY FAMILY TRUST  
dated April 25, 1997

By: \_\_\_\_\_  
BRUCE L. WOODBURY, Trustee

ROSE STEWART WOODBURY, Trustee

State of Utah }  
County of Wasatch } ss.



This instrument was acknowledged before me on  
by LARRY MILLER and ARMENE MILLER

Signature: *Patricia Southard*  
Notary Public





**Exhibit A**

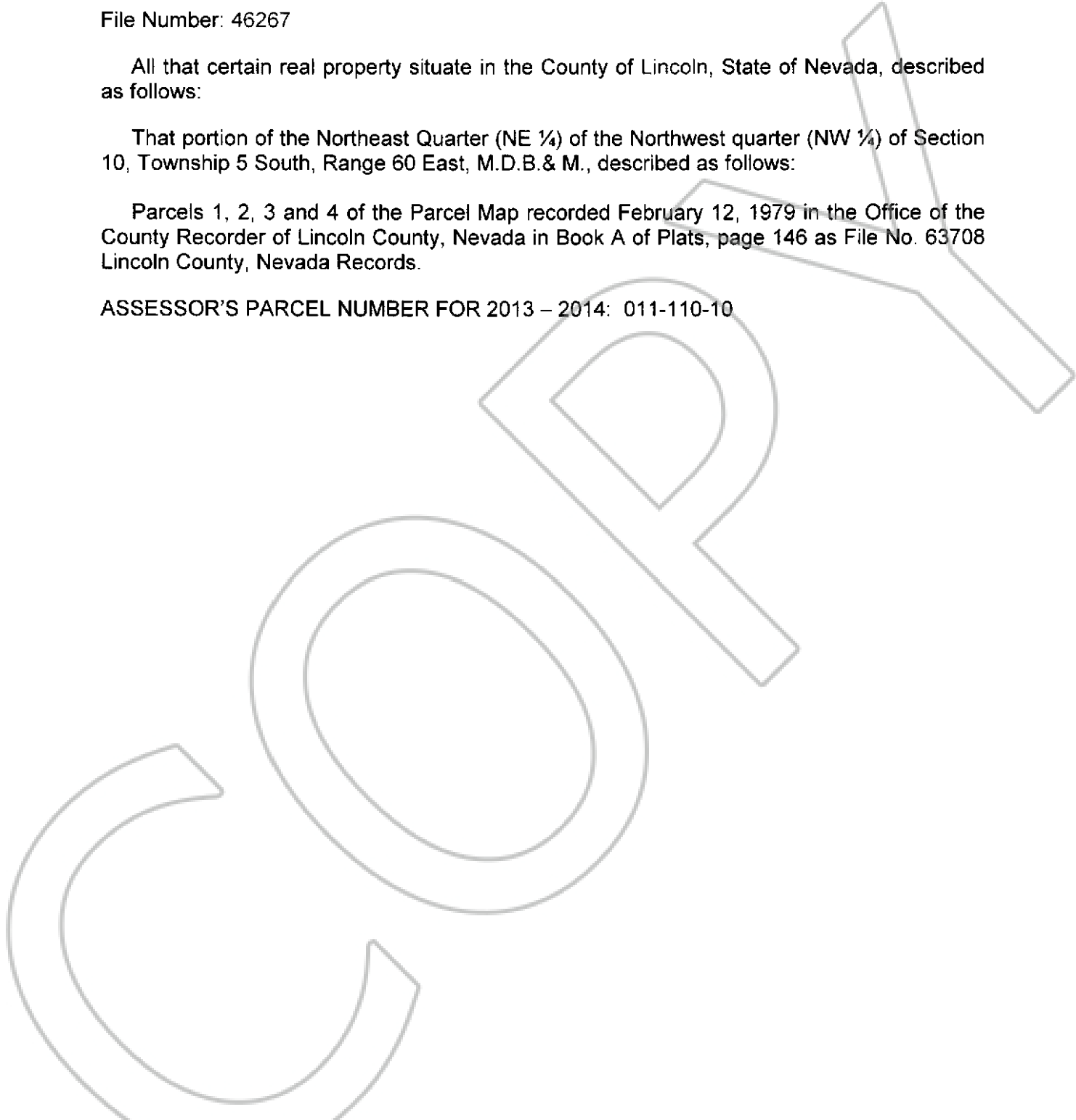
File Number: 46267

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

That portion of the Northeast Quarter (NE ¼) of the Northwest quarter (NW ¼) of Section 10, Township 5 South, Range 60 East, M.D.B. & M., described as follows:

Parcels 1, 2, 3 and 4 of the Parcel Map recorded February 12, 1979 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 146 as File No. 63708 Lincoln County, Nevada Records.

ASSESSOR'S PARCEL NUMBER FOR 2013 – 2014: 011-110-10



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
COW COUNTY TITLE COMPANY

- 1. Assessor Parcel Number(s)
  - a) 011-110-10
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

<b>FOR RECORDER'S C</b>	
Document/Instrumer	_____
Book	_____
Date of Recording:	_____
Notes:	_____

Lincoln County - NV  
 Leslie Boucher - Recorder  
 Page 1 of 1 Fee: \$22.00  
 Recorded By: AE RPTT: \$87.75  
 Book- 286 Page- 0010

- 2. Type of Property
  - a)  Vacant Land
  - b)  Single Family Residence
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apartment Bldg.
  - f)  Commercial/Industrial
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property 22,500.00  
 Deed in Lieu of Foreclosure Only (Value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value 22,500.00  
 Real Property Transfer Tax Due: 87.75

**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: *Beth Wood* Capacity: Seller/Grantor

Signature: \_\_\_\_\_ Capacity: Buyer/Grantee

**SELLER (GRANTOR) INFORMATION**

STEVEN W. ALLEN & TONI ALLEN  
 LARRY MILLER & ARMENE MILLER  
 WOODBURY FAMILY TRUST  
 BRENT STEWART & MICHELE STEWART  
 JESSE L. LEMMON & JANET LEMMON

Print Name: \_\_\_\_\_

Address: 2 Via Vittorio Place

City/State/Zip Henderson, NV 89011

**BUYER (GRANTEE) INFORMATION**

RICHARD THORNTON  
 JACQUE THORNTON

Print Name: \_\_\_\_\_

Address: 2 Via Vittorio Place

City/State/Zip Henderson, NV 89011

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

Company Name: Cow County Title Co. Escrow No 46267

P O Box 518, Pioche, Nevada 89043