

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: \$347.10 Recorded By: AE

Book- 286 Page- 0142

A.P.N.: 012-170-02
File No: NCS-648382-HHLV (MS)
R.P.T.T.: \$347.10 C



0145196

When Recorded Mail To: Mail Tax Statements To:
C. Pete Peterson and Beverly Peterson
351 N. 6th Street
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Susanne C. Wilkin, Trustee of the Susanne C. Wilkin Revocable Living Trust dated the 20 day of March, 1998

do(es) hereby *GRANT, BARGAIN and SELL* to

C. Pete Peterson and Beverly Peterson, husband and wife as joint tenants

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

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M., BEING FURTHER DESCRIBED AS FOLLOWS:

**BEGINNING AT THE NORTHWEST CORNER (1) FROM WHICH THE QUARTER (1/4) CORNER COMMON TO SECTIONS 7 AND 8 OF SAID SUBDIVISION BEARS SOUTH 0° 22' 12" EAST A DISTANCE OF 237 FEET;
THENCE SOUTH 85° 35' 42" EAST TO THE NORTHEAST CORNER (2) 113 FEET;
THENCE ALONG THE RIGHT OF WAY OF NEVADA STATE HIGHWAY 93, BEARING SOUTH 2° 58' 30" WEST (BEARING ESTABLISHED FROM HIGHWAY DEPT. MAP) TO THE SOUTHEAST CORNER (3) A DISTANCE OF 392 FEET;
THENCE SOUTH 89° 53' 36" WEST TO THE SOUTHWEST CORNER (4) A DISTANCE OF 89 FEET;
THENCE NORTH 0° 22' 12" WEST TO THE POINT OF BEGINNING A DISTANCE OF 400 FEET.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 08, 1998 IN BOOK 134, PAGE 297 AS INSTRUMENT NO. 110938.

Subject to



1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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: 02/20/2014

COPY



Susanne C. Wilkin, Trustee of the Susanne C. Wilkin Revocable Living Trust dated the 20 day of March, 1998

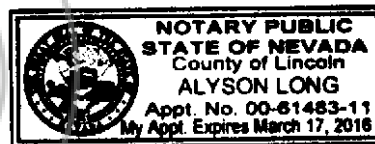
Anna Rippetoe
Anna Rippetoe, Successor Trustee

STATE OF **NEVADA**)
COUNTY OF Lincoln) : ss.

This instrument was acknowledged before me on March 11, 2014 by **Anna Rippetoe, Trustee of the Susanne C. Wilkin Revocable Living Trust dated the 20 day of March, 1998.**

Alyson Long

Notary Public
(My commission expires: March 17, 2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 20, 2014** under Escrow No. **NCS-648382-HHLV.**

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Page 1 of 2 Fee: \$16.00
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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 012-170-02
 - 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
 - i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$88,550.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$88,550.00
- d) Real Property Transfer Tax Due \$347.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

- 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: *Susanne C. Wilkin* Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Susanne C. Wilkin Revocable
 Print Name: Living Trust
 Address: PO Box 1231
 City: Panaca
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

C. Pete Peterson and
 Print Name: Beverly Peterson
 Address: PO Box 624
 City: Panaca
 State: Panaca NV Zip: 89042

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

First American Title Insurance
 Company National Commercial
 Print Name: Services File Number: NCS-648382-HHLV MS/ad
 Address 2500 Paseo Verde Parkway, #120
 City: Henderson State: NV Zip: 89074

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



DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 012-170-02
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 - d) _____

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- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$88,550.00
- d) Real Property Transfer Tax Due: \$347.10
- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per 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 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: [Signature]
 Signature: Beverly Peterson

Capacity: grantee
 Capacity: grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Susanne C. Wilkin Revocable
 Print Name: Living Trust
 Address: PO Box 631
 City: Panaca
 State: NV Zip: 89042

C. Pete Peterson and
 Print Name: Beverly Peterson
 Address: 351 N. 6th St. PO Box 624
 City: Panaca
 State: NV Zip: 89042

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

First American Title Insurance
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