

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$42.00 Page 1 of 4
RPTT: Recorded By: AE
Book- 288 Page- 0671



A.P.N. 013-140-25; 013-130-20
R.P.T.T. \$0.00
Escrow No. Accommodation Only
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Maurice Klabunde
236 Foley Lane
Las Vegas, NV 89138
When Recorded Mail To:
Ernest J. Turner
1283 N. 14th St. #201
Bozeman, MT 59715

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, LORETTA C. TURNER, spouse of the grantee does hereby Grant, Bargain Sell and Convey to ERNEST J. TURNER, a married man as his sole and separate property and to the heirs and assigns of such Grantee forever, all that real property situated in the County of, 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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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.

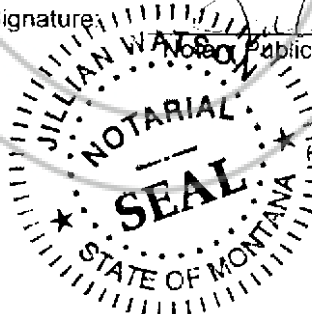
Dated: October 6, 2009

Loretta C. Turner
LORETTA C. TURNER

State of Montana }
County of Gallatin } ss.

This instrument was acknowledged before me on 10/12/09
by Loretta C. Turner

Signature: *Jillian Watson*



Jillian Watson
Notary Public for the State of Montana
Residing in Bozeman, MT
My Commission Expires 09/22/2011
(One Inch Margin on all sides of Document for Recorder's use Only)



Exhibit A

File Number: -----

PARCEL 1

TOWNSHIP 4 SOUTH, RANGE 66 EAST, M.D.B. & M.

Section 24: The North Half (N1/2) of the Southeast Quarter (SE1/4)

EXCEPTING THEREFROM all that portion of the Southeast Quarter (SE1/4) of Section 24, Township 4 South, Range 66 East, M.D.B. & M., lying West of State Highway No. 317.

ASSESSOR'S PARCEL NUMBER FOR 2013-2014: 013-140-25

PARCEL 2

TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M.

Section 19: Government Lot 2, previously described as the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4); and Government Lot 3, previously described as the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4)

FURTHER EXCEPTING FROM all that property situated in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 19, Township 4 South, Range 67 East, M.D.B. & M., County of Lincoln, State of Nevada, more particularly described as follows:

Commencing at the intersection of the center line of the Nevada State Highway Right-of-Way No. 55, FAS Route 633 (Project S-633 (1) Corrected Deed, File No. 55665, Book 12, Page 441, recorded January 6, 1975, of the Official Records of Lincoln County, Nevada and South Boundary Line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 24, Township 4 South, Range 66 East, M.D.B. & M. at Highway Engineer's Station X465438.69 POC; said commencing point further described as bearing South 6°10'02" West, a distance of 9,421.64 feet from the Northeast corner of Section 13, Township 4 South, Range 66 East, M.D.B. & M.;

Thence along the centerline of said Nevada State Highway Right-of-Way from a point on a tangent which bears North 36°55'02" East, along a curve to the left with a radius of 800.00 feet, through an angle of 13°49'21" and an arc distance of 193.00 feet to a point of tangency;

Thence along centerline of said State Highway Right-of-Way North 23°05'41" East, a distance of 939.19 feet to a point on a curve;

Thence along said centerline from a tangent which bears the last described course, also being a curve to the right with a radius of 3,000 feet through an angle of 12°52'20" and an arc distance of 673.99 feet to a point of tangency;

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Thence along said centerline North 35°58'01" East, a distance of 580.70 feet to the true point of beginning;

Thence South 52°14'59" East, a distance of 529.94 feet to a point on the beginning of a tangent curve;

Thence along said curve to the left with a radius of 311.54 feet, through an angle of 28°36'50" an arc distance of 155.59 feet to a point of beginning of a compound curve;

Thence from said compound point on a tangent which bears South 80°51'49" East, along a curve to the left with a radius of 1,071.63 feet, through an angle of 21°43'30" and an arc distance of 406.33 feet to a point of tangency;

Thence North 77°24'41" East, a distance of 245.00 feet, more or less, to a point on the Easterly Line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 19; said Easterly Line being the West Property Line of Kershaw- Ryan Nevada State Recreation Park;

Thence North along said Easterly Line, a distance of 900.00 feet, more or less, to the Northeast Quarter (NE1/4) corner of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said section 19;

Thence West along the North Line of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section 19, a distance of 960.00 feet, more or less, to a point on the Center Line of said State Highway Right-of-Way No. 55;

Thence along said centerline South 13°16'45" West, a distance of 200.00 feet, more or less, to the beginning of a tangent curve; said point of beginning of a tangent curve being Station "X" 493 + 58.83 on Center Line of said State Highway Right-of-Way No. 55;

Thence along said centerline, also being a curve to the right with a radius of 1,000.00 feet, through an angle of 22°41'16" and an arc distance of 395.98 feet to a point of tangency;

Thence along said centerline South 35°58'01" West, a distance of 37.28 feet to the true point of beginning.

EXCEPTING THEREFROM the forty (40) feet wide Right-of-Way on the Southeasterly side of the Center Line of said Nevada State Highway, FAS Route 633 (Project S-633 (1).

(The above parcel was acquired by the State of Nevada for improving the entrance to the Kershaw-Ryan Recreation Park).

Except the interest in the portion of said land conveyed to County of Lincoln, State of Nevada, by Deed recorded January 6, 1975 in Book 12 of Official Records at page 441, Lincoln County, Nevada records.

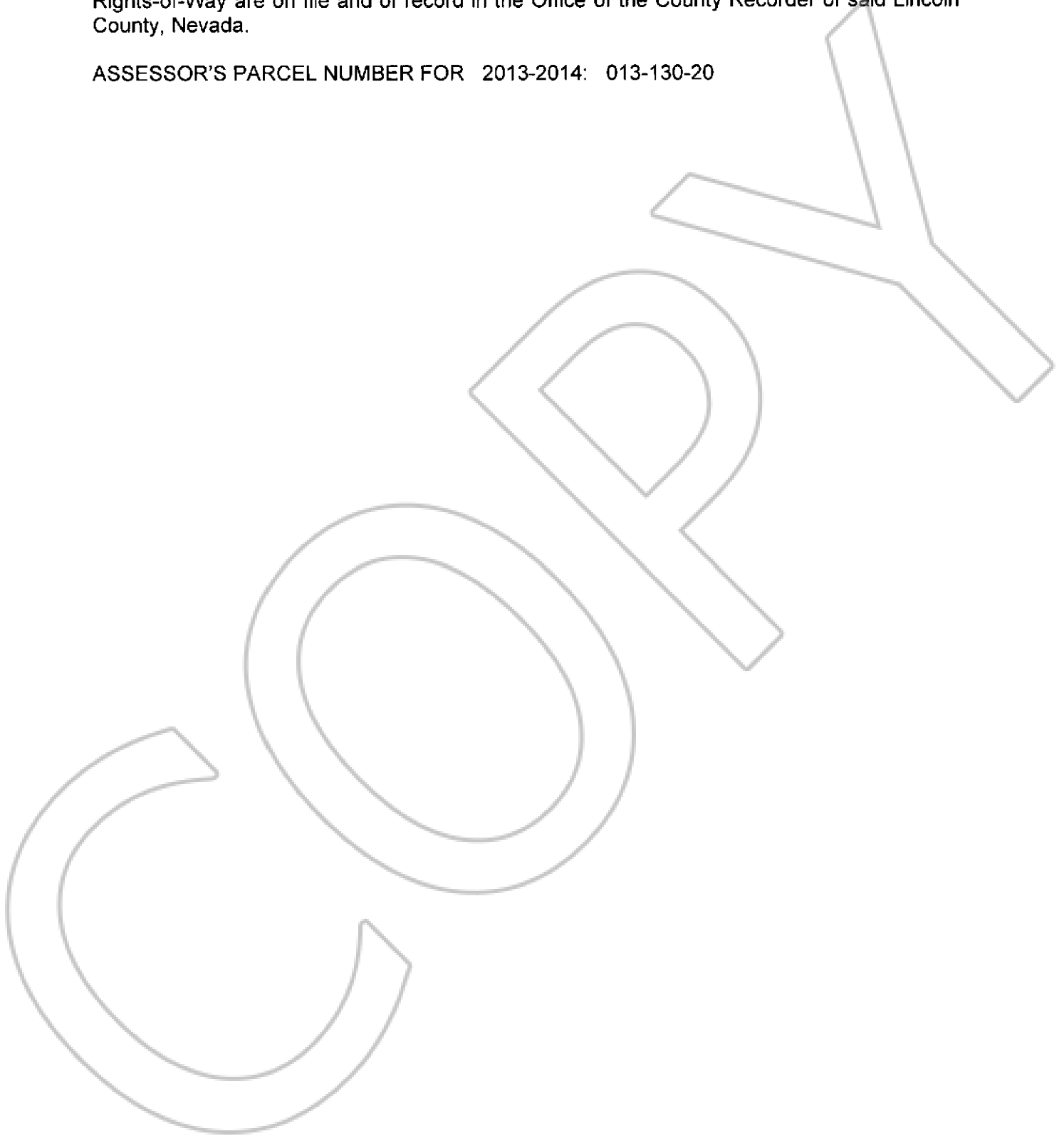
Excepting from all of the above described, any and all Rights-of-Way heretofore granted by the Grantors herein or their predecessors in interest to the Union Pacific Railroad Co.,

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and its predecessors in interest and to the State of Nevada for highway purposes, which said Rights-of-Way are on file and of record in the Office of the County Recorder of said Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2013-2014: 013-130-20



(One Inch Margin on all sides of Document for Recorder's use Only)

Recording requested By
 COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

**STATE OF NEVADA
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-140-25
 b) 013-130-20
 c) _____
 d) _____

FOR RECORDER'S OPT	
Document/Instrument N	_____
Book	_____
Date of Recording:	_____
Notes:	_____

Page 1 of 1 Fee: \$42.00
 Recorded By: AE RPTT:
 Book- 288 Page- 0671

2. Type of Property
- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property _____ \$00.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value _____ \$00.00
 Real Property Transfer Tax Due: _____ \$00.00

- 4. If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: Wife deeding to husband
 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: Loretta C. Turner Capacity: GRANTOR

Signature: Ernest J. Turner Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: <u>LORETTA C. TURNER</u>	Print Name: <u>ERNEST J. TURNER</u>
Address: <u>1283 N 14th St. #201</u>	Address: <u>1283 N 14th St. #201</u>
City/State/Zip <u>Bozeman, MT 59715</u>	City/State/Zip <u>Bozeman, MT 59715</u>

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

Company Name: Cow County Title Co Escrow No Accommodation Only
 Address: 761 S Raindance Dr., Pahrump, NV 89048