

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2
RPTT: Recorded By: AE
Book- 290 Page- 0383



A.P.N. 001-192-14
R.P.T.T. \$0.00 Exempt #5
Escrow No. 48022
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
Troi Alta Nelson
P O Box 2087
Walnut Creek, CA 94595-0087

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That STEVEN R. NELSON, spouse of Grantee for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to TROI ALTA NELSON, a married woman as her sole and separate property 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.

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: September 8, 2014

Steven R. Nelson
STEVEN R. NELSON

State of California }
County of Contra Costa } ss.

This instrument was acknowledged before me on Sept 11, 2014
By STEVEN R. NELSON

Signature: Sandra R. Jones
Notary Public





Exhibit A

File Number: 48022

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

That portion of the Southwest Quarter (SW1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M., described as follows:

Parcel 14 as shown on Parcel Map recorded October 20, 1988 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 293 as File No. 90079, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 001-192-14

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-192-14
- b) _____
- c) _____
- d) _____

FOR RECOR
Document/Instr
Book
Date of Record
Notes:

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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

_____ \$0.00
Deed in Lieu of Foreclosure Only (Value of Property) _____
Transfer Tax Value _____ \$0.00
Real Property Transfer Tax Due: _____ \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #5 _____
- b. Explain Reason for Exemption: Transfer from Husband to Wife

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: [Signature] Capacity: Seller/Grantor

Signature: Troi Alta Nelson Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: STEVEN R. NELSON

Print Name TROI ALTA NELSON

Address: P O Box 2087

Address: P O Box 2087

City/ST/Zip Walnut Creek, CA 94595-0087

City/ST/Zip Walnut Creek, CA 94595-0087

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

Company Name: Cow County Title Co. Escrow No. 48022

P.O. Box 518
328 Main St.

Address: Pioche, Nevada 89043