

**Official Record**Recording requested By  
MIKE & MARIBAH COWLEYLincoln County - NV  
Leslie Boucher - RecorderFee: \$15.00 Page 1 of 2  
RPTT: \$390.00 Recorded By: AE  
Book- 294 Page- 0648

APN 12-040-09

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE** made this 14<sup>TH</sup> day of April, A.D., 2015 between, Mike and Maribah Cowley, husband and wife, Lamond and Lea Hurst, husband and wife, the party of the first part, and Lee Angus LLC, the party of the second part,

**WITNESSETH:** That the said party of the first part for a valuable consideration of \$100,000.00, One Hundred Thousand Dollars, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do by these presents Grant, Bargain, and Sell unto the said parties of the second part, and to their heirs, successors and assigns forever, all that certain parcel of land situated in the State of Nevada, County of Lincoln described as:

That part of the N1/2 SE1/4 SE1/4 Sec. 32 T. 1 S. R. 68 E. lying E. of the right-of-way of the Pioche Branch of the Union Pacific Railroad; that part of the NE 1/4 SE 1/4, Sec. 32, T. 1S R. 68 E. lying E. of the right-of-way of the Pioche Branch of the U. P. Railroad; that part of the W 1/2 NW 1/4 SW 1/4 Sec. 33, T. 1S. R. 68 E., lying E. of the right-of-way of the Pioche Branch of the U.P. Railroad; that part of the W 1/2 SW 1/4 NW 1/4 Sec. 33, T. 1S. R. 68 E. lying E. of the right-of-way of the Union Pacific Railroad; and also: the following described land - Beginning at a point 660 feet. E. of the SW corner of NW 1/4 SW 1/4 Sec. 33 T. 1S. R. 68 E., running thence E. 145 feet, thence Northeasterly to a point on the N. line of the NW 1/4 SW 1/4 of said Sec. 33, which point is 990 feet E. of the NW corner of said Sec.33., thence 330 feet W. to a point 660 feet E. of the N.W. corner of said Sec. 33, thence S. along the W. line of the E 1/2 NW 1/4 SW 1/4 of Sec. 33 T. 1S. R. 68 E. to the place of beginning a total acreage of 40.60 acres: and together with an undivided one-eighth interest in and to the stream of water flowing down Condor Canyon, as conveyed in a certain deed wherein Charles Mathews Sr. is grantor and




George L. Edwards, William H. Edwards, Frank E. Edwards and H.S. Edwards are grantees appearing in Book B-1 of Deeds at page 127, Lincoln County Records. (An alfalfa field North of Panaca, Nevada together with established underground water rights as recorded in the Office of the State Engineer, Carson City, Nevada, Application No.: 11992.

**TOGETHER** with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.


**TO HAVE AND TO HOLD** all and singular the said premises together with the appurtenances unto the said party of the second part, and to their heirs, successors and assigns forever.

**IN WITNESS WHEREOF** the said party of the first part has hereunto set their hands in Roche, Nevada on the 14th day of April, 2015

  
\_\_\_\_\_  
Maribah Cowley, Grantor

  
\_\_\_\_\_  
Mike Cowley, Grantor

  
\_\_\_\_\_  
Lamond Hurst, Grantor

  
\_\_\_\_\_  
Lea Hurst, Grantor

STATE OF NEVADA )  
 )SS.  
COUNTY OF LINCOLN)

On this 14th day of April, A.D. 2015, before me, a Notary Public in and for said county and state, personally appeared Maribah Cowley, Mike Cowley, Lamond Hurst, Lea Hurst, known to me to be the person's described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for uses and purposes therein mentioned.



  
\_\_\_\_\_  
NOTARY PUBLIC

Recording requested By  
MIKE & MARIBAH COWLEY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a) 12-040-09
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
 

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input checked="" type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
Other _____	

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property \$ 100,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due \$ \_\_\_\_\_

- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption per NRS 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 Mariabah Cowley Capacity GRANTOR  
 Signature Sunny D Lee Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: SEE ATTACHED  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: LEE ANGUS LLC  
 Address: P.O. BOX 123  
 City: PANACA  
 State: NEVADA Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



APN 12-040-09

SELLER (GRANTOR) INFORMATION

MIKE AND MARIBAH COWLEY  
P.O. BOX 448  
PANACA, NV. 89042

LAMOND AND LEA HURST  
P.O. BOX 782  
PANACA, NV. 89042

