DOC # 0147477

5/07/2015

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Official Record

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3 RPTT: \$234.00 Recorded By: AE Book- 295 Page- 0207

**APN NO.:** 404106

RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
WHEN RECORDED MAIL TO:
Joseph Barker & Andrea Barker
6598 N US 93 Hwy
Hiko, NV 89017

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

**Affix RPTT:** \$ 234.00

ESCROW NO.: 15480223 SL1

# GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

## Diane E. Greene, as trustee of Vallely Family Trust

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

# Joseph Barker and Andrea Barker husband and wife as joint tenants

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

See attached legal description

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

### SUBJECT TO:

- 1. General and special taxes for the current fiscal year.
- 2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SS:

SEL	LE	R:

Vallely Family Trust By: Diane E. Greene, Trystee Diane B. Greene, Thiske

STATE OF	Nuada
COUNTY OF	clark

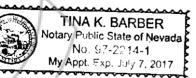
On May o 4, 20/5
Personally appeared before me, a Notary Public

TX Diane Vallely Greenex

Who acknowledged that he she/they executed the above instrument.

Notary Public

My commission expires:



#### EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

#### PARCEL I:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.& M, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SOUTHWEST QUARTER (SW1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 910 FEET MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY; RUNNING THENCE NORTH 1° 23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 685 FEET, THENCE SOUTH 88° 37' WEST A DISTANCE OF 400 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 1° 23' WEST A DISTANCE OF 222.56 FEET, THENCE DUE WEST A DISTANCE OF 100 FEET, THENCE SOUTH 1° 23' EAST A DISTANCE OF 224.45 FEET, THENCE NORTH 88° 37' EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

### PARCEL II:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 45 FEET WIDE FOR A ROADWAY AN UTILITIES, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 662.50 FEET BEARING NORTH 1° 23' WEST FROM SAID NORTHEAST CORNER OF LOT 1, BLOCK 46; RUNNING THENCE SOUTH 88° 37' WEST A DISTANCE OF 500 FEET TO THE POINT OF ENDING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 21, 1995, IN BOOK 116, PAGE 420, AS INSTRUMENT NO. 104406.

Recording requested By FIRST AMERICAN TITLE COMPANY

1. Assessor Parcel Number(s)  a) 404106 b) c) d)  2. Type of Property: a)	DECLARATION OF VALUE FORM	Lincoln County - NV
Page   10   Rec. \$16.00   Recorded By:   Rec. \$16.00   Rec. \$16.00   Recorded By:   Rec. \$16.00   Recorded By:   Rec. \$16.00   Recorded Book:   Rec. \$16.00   Rec	Assessor Parcel Number(s)	Leslie Boucher – Recorder
Recorded By the RPTT \$234, 00	_ · <del></del>	Page 1 of 1 Fee: \$16.00
d)  2. Type of Property:  a) & Vacant Land b)   Single Fam. Res c)   Condo/Twnbse d)   2-4 Plex Book: Page:		Recorded By: AE RPTT: \$234.00
a)	d)	Book- 295 Page- 0207
Book: Page: Date of Recording: Notes:    Date of Recording: Notes:   Date of Recording: Notes:		FOR DECORDERS OPTIONAL LISE ONLY
e)   Apt. Bildg f)   Comm'l'Ind'!   Notes:		
3. a) Total Value/Sales Price of Property b) Deed in Lieu of Forcelosure Only (value of property) c) Transfer Tax Value: d) 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: 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 elaimed 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) INFORMATION (REQUIRED)  Print Name: Diane E. Greene, as trustee of  Vallely Family Trust  Address: 1506 Say Clip Square Address: 6598 N. U.S. 93 Hwy  City: Boylon Square Square State Square Square State Square Square Square State Square State Square Square Square Square State Square S	e) 🗖 Apt. Bldg f) 🚨 Comm'l/Ind'l	
3. a) Total Value/Sales Price of Property b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: 360,000,00 Transfer Tax Value: 380,000,00 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: 100% The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375,090 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 talamed 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:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Diane E. Greene, as trustee of  Vallely Family Trust  Address: 1506 Say Think Trust  Address: 1508 Say Think Trust  Address: 1508 Say Think Trust  Address: 1509 Say Think Trust  Address: 1509 Say Think Trust  Address: 1509 Say Think Trust  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  Print Name: Equity Title of Nevada  Address: 840 Pinnacle Ct Bldg 1 STE A  City, State & Zip, Mesquite, NV 89027  AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED	g) 🗖 Agricultural h) 🗖 Mobile Home	Notes:
b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) 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: 100% The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that 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 and atx 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:  Capacity:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Diane E. Greene, as trustee of  Vallely Family Trust  Address: 1506 Say Chip. Drin.  Address: 1508 N. U.S. 93 HWY  City: Booked C.T.  State: NV Zip: 89005-3450  State: NV Zip: 89005-3450  COMPANY/PERSON REQUESTING RECORDING (required if not seiler or buyer)  Print Name: Equity Title of Nevada  Address: 840 Pinnacle Ct Bldg 1 STE A  City, State & Zip: Mesquite, NV 89027  AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED	U Other	
c) Transfer Tax Value:  d) Real Property Transfer Tax Due  \$5234.00  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 bebelief, 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:  Capacity:  SELLER (GRANTOR) INFORMATION (REQUIRED)  Print Name: Diane E. Greene, as trustee of  Vallely Family Trust  Address: 1506 Sen Company Address: 6598 N. U.S. 93 Howy City: Bondon C.T.  State: NV Zip: 89005-3450  COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  Print Name: Equity Title of Nevada  Address: 840 Pinnacle Ct Bidg 1 STE A City, State & Zip: Mesquite, NV 89027  AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED		\$ <u>60,000.00</u>
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STATE OF NEVADA