

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: \$15.00

Page 1 of 3

RPTT: \$234.00

Recorded By: AE

Book- 295 Page- 0207



0147477

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.



0147477

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Page 2 of 3

SUBJECT TO:

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

SELLER:

Valley Family Trust

*Diane Valley Greene*  
 By: Diane E. Greene, Trustee

*Diane E. Greene, Trustee*

STATE OF Nevada  
 COUNTY OF Clark

} SS:

On May 04, 2015

Personally appeared before me, a Notary Public

*ix Diane Valley Greene x*

Who acknowledged that he<sup>s</sup>he/they executed the above instrument.

*Tina K. Barber*  
 Notary Public

My commission expires: 07-07-17

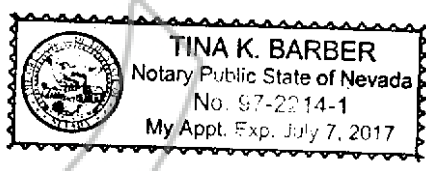




EXHIBIT "A"

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

Lincoln County - NV  
Leslie Boucher - Recorder

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

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 404106
- 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'/Ind'l
- g)  Agricultural      h)  Mobile Home
- Other \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property \$60,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- c) Transfer Tax Value: \$60,000.00
- d) Real Property Transfer Tax Due \$234.00

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 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: Diane E. Greene Capacity: Trustee

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Diane E. Greene, as trustee of Valley Family Trust

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Joseph Barker and Andrea Barker

Address: 1506 San Felipe Drive  
City: Boulder City  
State: NV Zip: 89005-3450

Address: 6598 N. US 93 Hwy  
City: Hiko  
State: NV Zip: 89017

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

Escrow #: 15480223 SL1

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

First American Title  
2500 Paseo Verde Suite 120  
Henderson NV 89074