

A.P.N. No.:	012-170-61 and 012-170-60
R.P.T.T.	\$565.50
Escrow No.:	75251
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
ASHEL S. YOUNG and ANDREA K. YOUNG	
P O Box 511	
Panaca, NV 89042	



### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That LOUIS COLE, Trustee or Successor Trustee of the LOUIS COLE FAMILY TRUST, Trust dated January 23, 2012, LOUIS COLE, as Successor Trustee of the ESTER F. COLE FAMILY TRUST, dated March 16, 2012, and VICKI L. ADAIR, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to ASHEL S. YOUNG and ANDREA K. YOUNG, husband and wife as Community Property with Rights of Survivorship, 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 the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of trust to record

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: May 15, 2015

**\*\* a married woman as her sole and separate property**

LOUIS COLE FAMILY TRUST, Trust dated January 23, 2012      ESTER F. COLE FAMILY TRUST, dated March 16, 2012

BY: Louis Cole  
LOUIS COLE  
TRUSTEE

BY: Louis Cole  
LOUIS COLE  
Successor Trustee

Vicki L. Adair  
VICKI L. ADAIR



0147779

Book: 296  
Page: 105

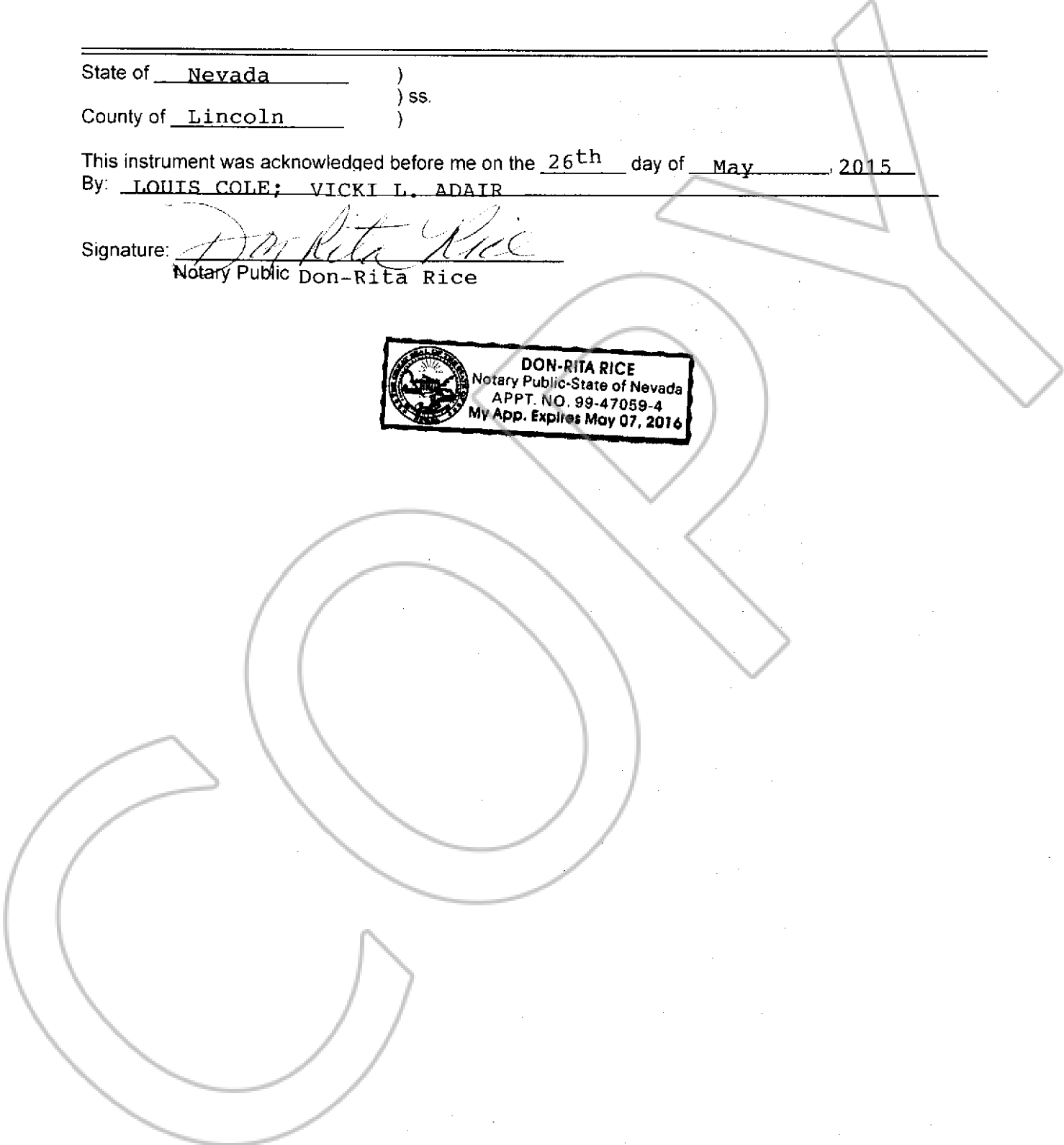
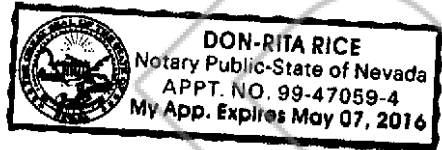
06/10/2015  
Page: 2 of 3

State of Nevada )  
 ) ss.  
County of Lincoln )

This instrument was acknowledged before me on the 26<sup>th</sup> day of May, 2015

By: LOUIS COLE; VICKI L. ADAIR

Signature: *Don-Rita Rice*  
Notary Public Don-Rita Rice





**EXHIBIT "A"  
LEGAL DESCRIPTION**

File Number: 75251

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

That portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 8, Township 2 South, Range 68 East, M.D.B. & M., more particularly described as follows:

Parcels 2A and 2B of that certain Parcel Map for Esther F. Cole recorded January 10, 2014 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 113 as File No. 144790, Lincoln County, Nevada records.

Subject to and together with a 25 foot wide ingress and utility easement along the Westerly boundary of said land.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 012-170-60  
012-170-61

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00  
Recorded By: LB RPTT: \$565.50  
Book- 296 Page- 0154

STATE OF NEVADA  
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a) 012-170-61
  - b) 012-170-60
  - 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'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

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

3. Total Value/Sale Price of Property \$145,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$145,000.00  
 Real Property Transfer Tax Due: \$565.50

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 \_\_\_\_\_ Capacity Grantor  
LOUIS COLE, Trustee  
 Signature \_\_\_\_\_ Capacity Grantee  
ASHEL S. YOUNG

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: LOUIS COLE FAMILY TRUST; ESTER F. COLE FAMILY TRUST VICKI L. ADAIR  
 Address: HC 74 Box 188  
 City: Pioche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: ASHEL S. YOUNG and ANDREA K. YOUNG  
 Address: P O Box 511  
 City: Panaca  
 State: NV Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 75251  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 012-170-61
- b) 012-170-60
- 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'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
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Signature *Louis Cole* Capacity Grantor  
LOUIS COLE, Trustee

Signature \_\_\_\_\_ Capacity Grantee  
ASHEL S. YOUNG

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: LOUIS COLE FAMILY TRUST;  
ESTER F. COLE FAMILY TRUST  
VICKI L. ADAIR  
Address: HC 74 Box 188  
City: Pioche  
State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: ASHEL S. YOUNG and ANDREA K.  
YOUNG  
Address: P O Box 511  
City: Panaca  
State: NV Zip: 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Cow County Title Co. Escrow #: 75251  
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