**#** 0147779

Record Official

Recording requested By COW COUNTY TITLE

Lincoln County - NV - Recorder Leslie Boucher

Fee: \$15.00 RPTT: \$565.50 Page 1 of 3 Recorded By: LB

Book- 296 Page-0154

R.P.T.T. \$565.50 Escrow No.: 75251 Recording Requested By: Cow County Title Co. Mail Tax Statements To: Same as below When Recorded Mail To:

012-170-61 and 012-170-60

ASHEL S. YOUNG and ANDREA K. YOUNG

P O Box 511

A.P.N. No.:

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

LOUIS COLE

LOUIS COLE TRUSTEE

Successor Trustee

VICKI L. ADAIR

State of <u>Nevada</u> )	\ \	
County of Lincoln )	\ \	
This instrument was acknowledged before me on the 26 <sup>th</sup> day of May  By: LOUIS COLE; VICKI L. ADAIR	. 2015	_
Signature: 1 M. Rota Mic	7	
Notary Public Don-Rita Rice	Name of the last o	- 1



# 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



## DOC # DV-147779

06/10/2015

10:27 AM

#### Official Record

Recording requested By COW COUNTY TITLE

89043

#### STATE OF NEVADA Lincoln County - NV DECLARATION OF VALUE FORM Leslie Boucher - Recorder 1. Assessor Parcel Number(s) a) 012-170-61 Page 1 of 2 Fee: \$16 00 RPTT: \$565.50 b) 012-170-60 Recorded By LB Book- 296 Page- 0154 C) d) 2. Type of Property: a) 🗷 Vacant Land b) R Single Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY c) Condo/Twnhse d) 2-4 Plex Page: Date of Recording: e) 🔲 Apt.Blda f) Comm'i/Ind'l Notes: g) Agricultural h) 🗂 Mobile Home i) Other. 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 YOUNG SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: LOUIS COLE FAMILY TRUST: Print Name: ASHELS, YOUNG and ANDREA K. ESTER F. COLE FAMILY TRUST YOUNG VICKI L. ADAIR Address: P O Box 511 Address: HC 74 Box 188 City: Panaca City: Pioche 89042 State: NV State: NV 89043 Zip: COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) 75251 Print Name: Cow County Title Co. Escrow #: Address: P.O. Box 518, 328 Main Street

State: NV

City:

Pioche



### STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assess	or Parcel Numbe	er(s)		٠			
a) 012-	170-61						\ \
b) 012-	170-60			-		•	\ \
c)				•			\ \
d) —				-		•	\ \
2. Type of	Property:			-			\ \
• '	Vacant Land	b) 🗷	Single Fam. Res.	FOR REC	ORDER'S	OPTIONAL	. USE ONLY
· -	Condo/Twnhse		2-4 Plex	Book:		Page:	1 1
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		, <del></del>		Notes:			
	Agricultural	n) 📙	Mobile Home			•	1
i) 🗀 🖟	Other						
3. Total Va	alue/Sale Price	of Prope	erty	/		/	\$145,000.00
Deed in	Lieu of Foreclo	sure Ör	nly (value of Propei	ty) (		- \	)
	r Tax Value:			7	1		\$145,000.00
Real Pr	operty Transfer	Tax Du	e:	1			\$565.50
4. If Exem	ption Claimed:			-			·
a. Trai	nsfer Tax Exem	ption pe	er NRS 375.090, Se	ection		/	
b. Exp	lain Reason for	Exemp	tion:				
5 Partial I	nterest Percenta	age hei	ng transforred:		%	F	
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NRS 375 (	060 and NRS 37	5 110 1	hat the information	nrovided is	correct to	the best of	their
information	and belief and	can be	supported by docu	mentation i	f called up	on to substa	antiate the
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			of additional tax di				
due plus in	terest at 1% per	r month	Pursuant to NRS	375,030, the	Buver an	d Seller sha	ali be
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Signature	X (\)(c)	$\sim$	CE.		Capacity	Grantor	
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		<b>N</b>					
Signature	ACUEL O VOL	NO.			Capacity	Grantee	
	ASHEL S. YOU	NG =					•
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		JIRED)				EQUIRED)	
Print Name	E LOUIS COLE			Print Name			and ANDREA K.
\			MILY TRUST		YOUNG		
Address	VICKI L. ADA			Address:	P O Box	(511	
Address:	HC 74 Box 1	88	/	City:	Panaca		
City:	Pioche	4	20240	State: <u>NV</u>		Zip:	89042
State: NV		. Zip:	89043	-		٠	
COMPANY	(IPERSON REC	MEST	NG RECORDING	(ramirad if	not coller	or himer	
	: Cow County			Escrow #:	75251	AL DAŽEIJ	
Address:	P.O. Box 518				10201		
City:	Pioche	J, UZU II	nunt Ottoot	State: NV		Zip:	89043
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