

APN: 12-120-27

RETURN RECORDED DEED TO:

James Gordon Cole
P.O. Box 295
Pioche, NV 89043

GRANTEE/MAIL TAX STATEMENTS TO:

James Gordon Cole
P.O. Box 295
Pioche NV, 89043**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 12th day of Aug., 2015, between DAN J. SIMKINS and ALICE C. SIMKINS (who acquired title to the property as CONNIE A. SIMKINS), husband and wife, the party of the first part hereinafter referred to as "GRANTORS", and JAMES GORDON COLE and COLTON JAMES COLE, as joint tenants with right of survivorship, as the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTORS do hereby quitclaim unto the GRANTEE, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

ASSESSOR PARCEL 12-120-27; Further described as:

PARCEL 1:

A parcel of land situated in the NW1/4 and SW1/4 of Section 4, Township 2 South, Range 68 East, MDM, Lincoln County, Nevada, as set forth in the Boundary Line Adjustment for Grayce H. McBride and Dan J. and Connie A. Simkins recorded with the Lincoln County Recorder's Office as Document #095982, Book 94, Page 616 of the Official Records of Lincoln County, Nevada, and being more particularly described as follows:

Beginning at the N1/4 Corner of said Section 4, thence S. 00° 01' 28" E. along the East Boundary of said NW ¼ a distance of 2085.57 feet to a point on an existing fence line, thence S. 83° 34' 15" W. along said fence line a distance of 896.04 feet to the True Point of Beginning (T.P.O. B.);



Thence S. 00° 01' 28" E. a distance of 733.62 to a point of intersection with an existing fence line that bears an Easterly and Westerly direction;
 Thence S. 88° 03' 53" W. along said fence line a distance of 82.47 feet;
 Thence S. 87° 44' 39" W. along said fence line a distance of 780.29 feet;
 Thence N. 00° 17' 26" E. a distance of 688.64 to a point on an existing fence line;
 Thence N. 83° 30' 14" E. along said fence line a distance of 851.95 feet;
 Thence N. 83° 34' 15" #. Along said fence line a distance of 18.84 fee to the True Point of Beginning.

Containing 13.900 Acres more or less.

PARCEL 2:

A parcel of land situated in the NW1/4 SW1/4 of Section 4, Township 2 South, Range 68 East, MDM, Lincoln County, Nevada, as set forth in the Record of Survey for Dan J. and Alice C. Simkins recorded with the Lincoln County Recorder's Office as Document #125925, Book 169, Page 169 of the Official Records of Lincoln County, Nevada, and being more particularly described as follows:

Beginning at the North West Corner of said Section 4, thence S. 17° 21' 56" E. a distance of 3080.34 feet to a point on an existing fence line to the True Point of Beginning (T.P.O. B.);

Thence S. 03° 14' 23" W. a distance of 430.32 feet along an existing fence line;
 Thence s. 56° 42' 15" W. a distance of 54.64 feet along an existing fence line;
 Thence N. 01° 43' 39" W. a distance of 60.58 feet along an existing fence line;
 Thence S. 74° 06' 41" W. a distance of 9.35 feet along an existing fence line;
 Thence S. 68° 49' 43" W. a distance of 245.65 feet along an existing fence line;
 Thence N. 11° 20' 30" W. a distance of 166.50 feet along an existing fence line;
 Thence N. 28° 52' 34" E. a distance of 365.65 feet along an existing fence line;
 Thence N. 87° 36' 47" E. a distance of 166.19 feet along an existing fence line to the True Point of Beginning.

Containing approximately 2. 65 acres.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to her heirs and assigns, forever.

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STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
ALICE C. SIMKINS

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: LB RPTT: \$13.65
Book- 297 Page- 0460

- 1. Assessor Parcel Number(s)
 - a. 12-120-27
 - 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'l/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 3,254.
- b. Deed in Lieu of Foreclosure Only (value of property (_____))
- c. Transfer Tax Value: \$ _____
- d. Real Property Transfer Tax Due \$ 13.65

- 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 Alice C. Simkins Capacity: Grantor

Signature Dylan V. Frenner Capacity: Atty for Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dan and Alice C. Simkins
Address: PO Box 333
City: Panaca
State: Nevada Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James Gordon Cole
Address: PO Box 295
City: Pioche
State: Nevada Zip: 89043

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

Print Name: Dylan V. Frenner AC Simkins Escrow # n/a
Address: P.O. Box 517 Box 333
City: Pioche Panaca 89042 State: Nevada Zip: 89043



DV-148167
08/10/2014

Colton Cole
11254 Star Lilly St.
Las Vegas, Nevada 89141

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