

A.P. No. 006-291-21
Escrow No. 116-2490322-CDZ/VT
R.P.T.T. \$507.00



WHEN RECORDED RETURN TO:

Martin E. Romans and Patricia Jean Romans
6138 Echo Dam Road
Pioche, NV 89043

MAIL TAX STATEMENTS TO:

Martin E. Romans and Patricia Jean Romans
6138 Echo Dam Road
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Kenneth W. Morgan and Dee A. Morgan, trustees of the Morgan Family Trust, dated July 19, 2013, as amended or restated

do(es) hereby *GRANT, BARGAIN and SELL* to

Martin E. Romans and Patricia Jean Romans, husband and wife as joint tenants with right of survivorship

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

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE MOST WESTERLY POINT OF THIS PARCEL ON THE SOUTHEASTERLY SIDE OF THE COUNTY ROAD AT A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEARS NORTH, 46°27'55" WEST, A DISTANCE OF 488.82 FEET; THENCE NORTH 48°54'11" EAST, A DISTANCE OF 286.45 FEET TO THE MOST NORTHERLY POINT; THENCE SOUTH 45°48'33" EAST A DISTANCE OF 389.85 FEET TO THE MOST EASTERLY POINT OF THIS PARCEL; THENCE SOUTH 45°45'43" WEST A DISTANCE OF 373.34 FEET TO THE MOST SOUTHERLY POINT; THENCE NORTH 48°56'03" WEST A DISTANCE OF 296.86 FEET TO A POINT; THENCE NORTH 20°46'12" EAST A DISTANCE OF 68.29 FEET TO A POINT; THENCE NORTH 18°25'12" WEST, A DISTANCE OF 89.64 FEET TO A POINT OF BEGINNING.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 21, 2006, IN BOOK 227, PAGE 253, AS INSTRUMENT NO. 128081.

Subject to:

1. All general and special taxes for the current fiscal year.



0148232

Book 297
Page 057

08/24/2015
Page 2 of 3

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 08/13/2015

COPY



Kenneth W. Morgan and Dee A. Morgan,
trustees of the Morgan Family Trust, dated
July 19, 2013, as amended or restated

Kenneth W. Morgan Trustee
Kenneth W. Morgan, Trustee

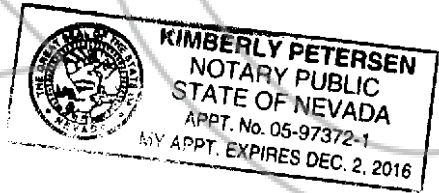
Dee A. Morgan Trustee
Dee A. Morgan, Trustee

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CLARK**)

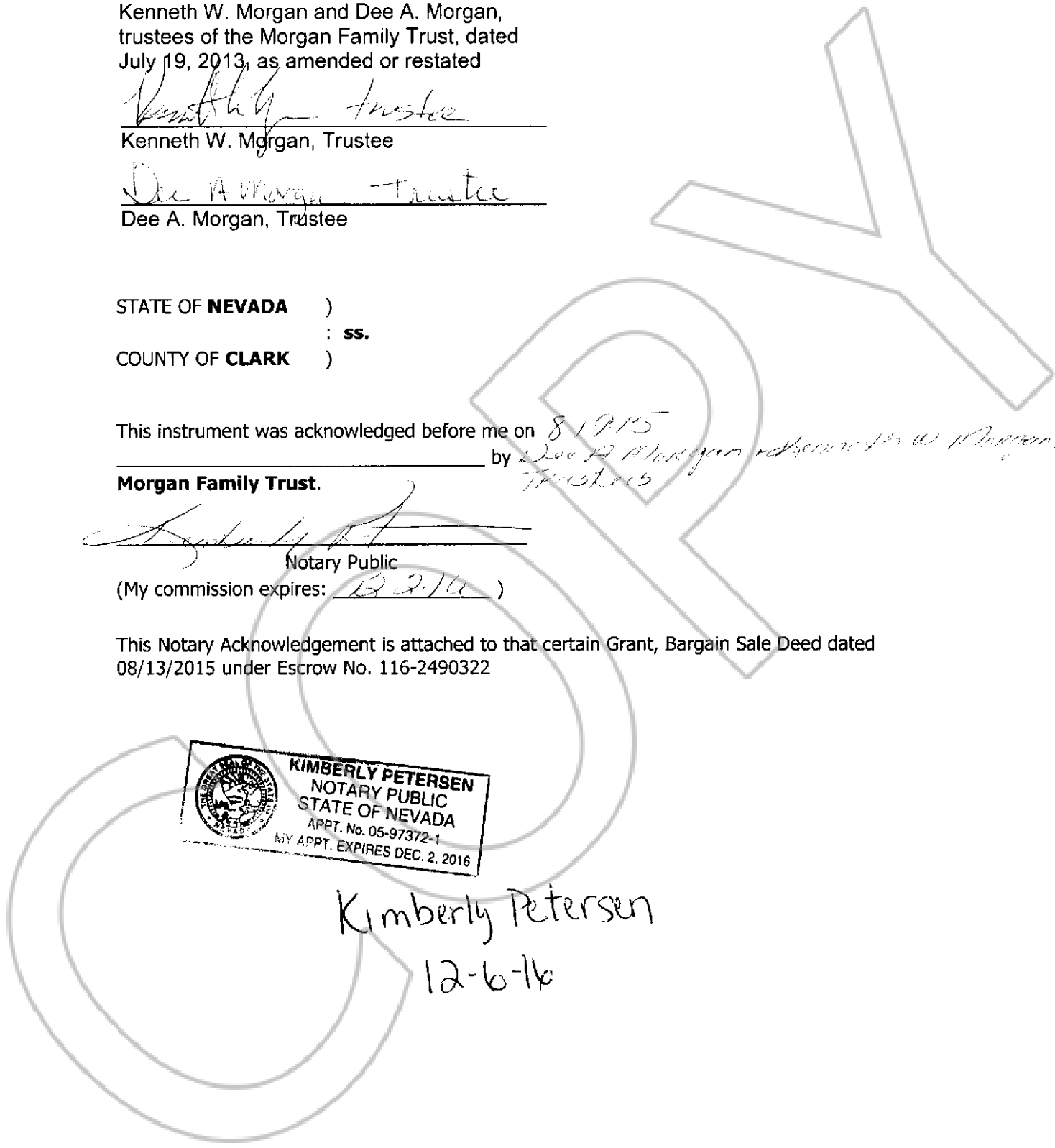
This instrument was acknowledged before me on 8/19/15
by Dee A. Morgan and Kenneth W. Morgan,
Trustees
Morgan Family Trust.

Kimberly Petersen
Notary Public
(My commission expires: 12-2-16)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
08/13/2015 under Escrow No. 116-2490322



Kimberly Petersen
12-6-16



Recording requested by
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00
Recorded By: AE RPTT: \$507.00
Book- 297 Page- 0650

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 - a) 006-291-21
 - 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
 - i) Other _____

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

3. a) Total Value/Sales Price of Property: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due \$507.00

4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per 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: [Signature] Capacity: escrow
 Signature: _____ Capacity: _____

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

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

Print Name: Morgan Family Trust
 Address: PO Box 401
 City: Lyle
 State: WA Zip: 98635

Print Name: Patricia Jean Romans
 Address: 6138 Echo Dam Road
 City: Pioche
 State: NV Zip: 89043

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

First American Title Insurance
 Print Name: Company File Number: 116-2490322 CDZ/nt
 Address: 2500 Paseo Verde Parkway, Suite 120
 City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)