

Official Record

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: \$651.30 Recorded By: AE

Book- 300 Page- 0211



0148683

APN: 003-093-03

Title No. : 2015-2495780

Escrow No: 20156428-004-SB1

R.P.P.T: \$ 651.30

Recording Requested By: First American Title

Mail Tax Statements To: *Same as below*

When Recorded Mail To:

PATRICK JACK HORNER SR. AND VICTORIA E.  
HORNER

P.O. BOX 544

CALIENTE, NV 89008

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Valerie Westmoreland, successor Trustee of The Terence R. Truax Living Trust(who erroneously acquired title as The Terence R. Truax Living Trust does hereby Grant, Bargain, Sell and Convey to Patrick Jack Horner Sr. and Victoria E. Horner, husband and wife as joint tenants

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

**For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.**

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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.

**See page 2 for signature of Grantor(s) and Notary Acknowledgment**



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12/18/2015  
Page: 2 of 3

Escrow No. 20156428-004-SB1  
Grant Bargain Sale Deed - Contirmed

The Terence R. Truax Living Trust

*Valerie Westmoreland*

By: Valerie Westmoreland, Successor  
Trustee

NOTARY ACKNOWLEDGEMENT(S) TO GRANT, BARGAIN, SALE DEED

State of CALIFORNIA )ss  
County of TEHAMA

This instrument was acknowledged before me on this 10<sup>th</sup> day of DECEMBER, 2015

by VALEZIE WESTMORELAND

(Seal)

*Paul A. Martin*  
Signature of Notarial Officer

My commission expires: 9/20/2017

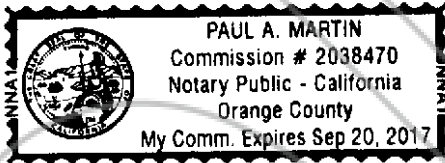




EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

LOTS 5 AND 6 IN BLOCK 43, AS SHOWN ON THE OFFICIAL PLAT KNOWN AS THE THOMAS E. DIXON ADDITION TO THE TOWN OF CALIENTE, RECORDED SEPTEMBER 9, 1936 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 46, LINCOLN COUNTY, NEVADA RECORDS.

TOGETHER WITH THAT PORTION CONVEYED BY DEED RECORDED MARCH 1, 2001 IN BOOK 153 OF OFFICIAL RECORDS, PAGE 387 AS FILE NO. 116008, LINCOLN COUNTY, NEVADA RECORDS AS FOLLOWS:

THAT PORTION OF LOT 7 OF BLOCK 43 IN THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA OCCUPIED BY OWNERS OF LOT 6 OF SAID BLOCK 43 WHICH SAID BLOCK 43 SURVEY RECORDED AS PLAT BOOK B PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY BOUNDARY OF DIXON STREET WHICH IS ON THE BOUNDARY OF LOTS 6 AND 7 MARKED A 5/8" REBAR WITH CAP STAMPED L SMITH PLS 12751 FROM WHICH THE SOUTHEAST CORNER OF SAID BLOCK 43 BEARS NORTH 60 DEG 12' 52" EAST 112.34 FEET, ALSO MARKED BY A 5/8" REBAR WITH CAP STAMPED L. SMITH PS 12751; THENCE NORTH 29 DEG 53' 26" WEST 125.43 FEET TO A 5/8" REBAR WITH CAP STAMPED L SMITH PLS 12751, WHICH IS THE NORTHWEST CORNER OF SAID LOT 7, AND BORDERS THE ALLEY OF BLOCK 43; THENCE NORTH 60 DEG 10' 10" EAST 13.17 FEET ALONG THE NORTHWESTERLY LOT LINE WHICH IS ON THE SAID ALLEY TO THE EXISTING FOUNDATION FOR THE FENCE OF OCCUPATION; THENCE SOUTH 29 DEG 47' 59" EAST 73.26 FEET ALONG THE SAID FENCE TO AN OFFSET IN THE FENCE; THENCE SOUTH 46 DEG 30' 33" WEST 0.64 FEET ON THE OFFSET; THENCE SOUTH 29 DEG 49' 00" 48.13 FEET TO ANOTHER OFFSET AROUND A BRICK MONUMENT; THENCE SOUTH 57 DEG 06' 35" WEST 1.07 FEET; THENCE SOUTH 29 DEG 25' 37" EAST 3.85 FEET TO THE DIXON STREET LINE; THENCE SOUTH 60 DEG 12' 52" WEST 11.27 FEET TO THE POINT OF BEGINNING. CONTAINING 1603 SQUARE FEET MORE OR LESS.

THE BASIS OF BEARING IS LINCOLN STREET BETWEEN FIRST AND SECOND STREET AS RECORDED PLAT BOOK B, PAGE 59 OF LINCOLN COUNTY RECORDS NORTH 45 DEG 02' 40" EAST.

NOTE : THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 25, 2008, IN BOOK 244, PAGE 683, AS INSTRUMENT NO. 132663.

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Page 1 of 1 Fee: \$16.00  
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**STATE OF NEVADA**  
**DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 003-093-03
- 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 RECORDER'S OPTIONAL USE ONLY	
Book	Page
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$167,000.00  
 Transfer Tax Value \$  
 Real Property Transfer Tax Due: \$651.30

**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: *Valerie Robertson* Capacity: Grantor *Successor Trustee*  
 Signature: \_\_\_\_\_ Capacity: Grantee

(GRANTOR) INFORMATION (REQUIRED)	(GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>The Terence R. Truax Living Trust</u>	Print Name: <u>Patrick Jack Horner Sr., Victoria E. Horner</u>
Address: <u>150 So. Main St. Sp#12 Red Bluff, CA 96080</u>	Address: <u>P.O. Box 544 Calliente NV 89018</u>

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: First American Title Escrow #: 20150428-SB1  
 Address: 2500 Paseo Verde #120 Henderson NV 89074 Title #: 2015-2495780

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED MICROFILMED 2495780