

Official Record

Recording requested By
DON RITA RICE

Lincoln County - NV
Leslie Boucher - Recorder

Fee \$15.00 Page 1 of 2
RPTT: Recorded By: HB
Book- 300 Page- 0351



A.P.N. No.:	003-131-19
R.P.T.T.	Exempt #3
Escrow No.:	
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
THE ROWE TRUST	
P O BOX 336	
CALIENTE, NV 89008	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **ROBERT R. ROWE**, a single man for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LAVETTE M. LEE, Co-Trustee and GEORGE T. ROWE, Co-Trustee of THE ROWE TRUST**, dated **June 20, 1991**, 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.

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: December 18, 2015

ROBERT R. ROWE

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 22nd day of December, 2015 By:
ROBERT R. ROWE

Signature:
Notary Public

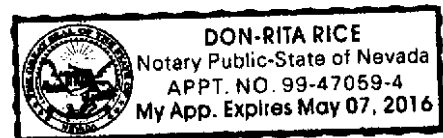




EXHIBIT "A" LEGAL DESCRIPTION

File No.: 76339

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

A portion of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., described as follows:

Lot 3 in Block A of the JAMES H. GOTTFREDSON ADDITION TO THE CITY OF CALIENTE, Lincoln County, Nevada as shown on the map thereof recorded August 9, 1963 as File No. 40599, Lincoln County, Nevada records.

EXCEPTING THEREFROM all coal, oil, gas and other minerals within or underlying said land reserved in Deed from Los Angeles and Salt Lake Railroad Company, recorded April 18, 1938 in Book E-1 of Real Estates Deeds, page 338, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 003-131-19

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STATE OF NEVADA
DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a) 003-131-19
 - 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/Sale Price of Property _____
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section Exempt # 3
 - b. Explain Reason for Exemption: this Deed is to clarify that Doc #148638 was recorded with an incorrect legal description and to remove any possible interest of Robert R. Rowe

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 *Robert R. Rowe* Capacity Grantor/Seller
 ROBERT R. ROWE

Signature _____ Capacity Grantee/Buyer
 GEORGE T. ROWE, Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>ROBERT R. ROWE</u>	Print Name: <u>THE ROWE TRUST</u>
Address: <u>P O Box 351</u>	Address: <u>P O Box 336</u>
City: <u>Caliente</u>	City: <u>Caliente</u>
State: <u>NV</u> Zip: <u>89008</u>	State: <u>NV</u> Zip: <u>89008</u>

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____