

Official Record

Recording requested By
JACEQUILINE EGGSTAFF

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$18.00 Page 1 of 5
RPTT: Recorded By: HB
Book- 300 Page- 0549



0148773

After recording please return to:)
Name: Jackquiline Eggstaff)
Titan R. Eggstaff)
Address: 5203 Leopard Spot Ct)
North Las Vegas, Nevada)
City, State, Zip: 89031)
Phone: 702-533-3428)
Assessor's)
Parcel Number 004-141-40)

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CORRECTION DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

That whereas JOAN B. Kidwill Trust of Lincoln County, State of Nevada, as Grantor(s), hereinafter referred to as Grantor(s), did, on or about the day of _____, execute and deliver to Jackquiline Eggstaff AND TITAN R Eggstaff, as Grantee, a conveyance of the certain lands, situated in Lincoln County, Nevada, and more particularly described in Exhibit "A" which is attached hereto and incorporated herein for any and all purposes, and which said conveyance contains a mutual mistake and is recorded on Nov. 17 2015 as Document No. 148576 in Book 299, Page(s) 491, of the Deed Records of Lincoln County, Nevada; and whereas, to prevent difficulties hereafter, it is appropriate to correct the record in this regard;

NOW, THEREFORE, FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged said Grantor, does hereby grant, bargain, sell, and convey unto Jackquiline Eggstaff & TITAN R. Eggstaff, as WIFE AND HUSBAND with rights of Survivorship, hereinafter "Grantee," all of the tract of land situated in the County of Lincoln, State of Nevada, which is described in Exhibit "B".

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR(S) do(es) for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



0148773

This is a correction deed, given and accepted as such in substitution for such earlier deed dated on January 19, 2016 and it shall be effectual as of and retroactive to such date. However, except as herein corrected, such prior deed shall remain in full force and effect.

WITNESS Grantor(s) hand(s) this the 19 day of January, 2016.

Jean B. Kidwell Trust
Grantor

Grantor

STATE OF NEVADA)
)s
COUNTY OF LINCOLN)

This instrument was acknowledged before me on January 19, 2016 (date) by ** Jean B. Kidwell **.

Shannon M. Simpson
Notary Public



Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE



Exhibit "B"

Parcel 5-3 located South half ($S. \frac{1}{2}$) of Southwest quarter (sw~~1~~) of the Northwest Quarter (NW~~1~~4) of Section 5, Township 7 South, Range 61 East, M.D. B. & M. as recorded in Plat A, Page 290 of the official records of Lincoln County on June 20, 1988.



0148773

Book: 300
Page: 552

01/19/2016
Page: 4 of 5

CERTIFICATION OF COPY

State of Nevada }
County of Lincoln } ss.

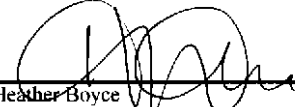
I, Leslie Boucher, the duly elected, qualified and acting County Recorder of Lincoln County, in the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original Grant, Bargain and Sale Deed now on file in this office, in Book 299 of Official Records Page 491 as Document Number 148576.

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of my office, in Pioche, Nevada, on Tuesday, January 19, 2016 at 11:03 AM

Leslie Boucher

Leslie Boucher Recorder

Amy Elmer Deputy Recorder



Heather Boyce DEPUTY Deputy Recorder

LINCOLN COUNTY RECORDER/AUDITOR
OFFICE OF LESLIE BOUCHER
PO BOX 218 PIOCHE, NV 89043
PHONE (775)962-8076 FAX (775)962-5482

DOC # 0148576

11/17/2015 02:21 PM

Official Record

Recording requested By TITAN EGGSTAFF

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$14.00 Page 1 of 1 RPTT: \$70.20 Recorded By: HB Book- 299 Page- 0491



After recording please return to:

Name: Jackie Titian Eggstall 5203 Leeward Spd North Las Vegas NV 89031 Address: City, State, Zip: Phone: 702-533-3428 Assessor's Parcel Number: 004-141-40

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GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH:

That Joan B Kidwell Trust, in consideration of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell and convey to Jackie - Titian Eggstall as husband and wife Joint Tenants, all that real property situated in the town of Alamo, County of Lincoln, State of Nevada, more particularly described as follows: (Insert legal description and the commonly known address in the space provided.)

Parcel 5-3 located South half (S 1/2) of Southwest quarter (SW 1/4) of South West quarter (SW 1/4) of Northwest quarter (NW 1/4) of Section 5 Township 7 South Range 61 East Mont Diablo Base Meridian Lincoln Co, NV Recorded Plat A Page 290 June 20 1988

- SUBJECT TO: 1. Taxes for the fiscal year of 2015-16 2. Rights of way, reservations, restrictions, easements and conditions of record. 3.

Commonly known as 712 Lincoln Ave Alamo 89001

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

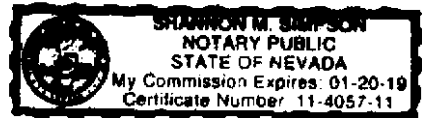
WITNESS / hand(s) this 17th day of November, 2015.

Signature of Grantor Joan B. Kidwell, Trustee

Signature of Grantor

STATE OF NEVADA) COUNTY OF LINCOLN)

This instrument was acknowledged before me on this 17th day of November, 2015 by xx Joan B. Kidwell xx and xxxxx Shannon M Simpson NOTARY PUBLIC



Recording requested By
JACEQUILINE EGGSTAFF

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00
Recorded By: HB RPTT:
Book- 300 Page- 0549

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) 604-141-40
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 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) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 3
b. Explain Reason for Exemption: Correction Deed

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 Jean B. Kidwell Trustee Capacity Grantor
Signature Jacqueline Eggstaff Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jean B Kidwell Trust
Address: 2133 Petersham Ct
City: Las Vegas
State: NV Zip: 89109

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jacqueline Eggstaff
Address: 5203 Leopard Spot Ct
City: N. Las Vegas
State: NV Zip: 89031

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

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____