

Official RecordRecording requested By
ALICE COLE SIMKINS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 302 Page- 0633

APN: 012-170-41

RETURN RECORDED DEED TO:

Alice Cole Simkins & Dan Jerrold Simkins
P.O. Box 333
Panaca, NV 89042

GRANTEE/MAIL TAX STATEMENTS TO:

Alice Cole Simkins & Dan Jerrold Simkins
P.O. Box 333
Panaca, NV 89042



0149246

DEED UPON DEATH

I, ALICE COLE SIMKINS and DAN JERROLD SIMKINS, husband and wife, hereby convey to GRACE MARIA SIMKINS THOMPSON, a single woman, and RANDY JERROLD SIMKINS, a married man, as sole and separate property, effective on our death, all right, title, and interest in the real property commonly known as 333 Nine S Way, Town of Panaca, County of Lincoln, State of Nevada, and more particularly described as:

That property as shown on the Record of Survey Boundary Line Adjustment recorded in Plat Book B page 165 of Lincoln County Records - adjusting boundaries in the N1/2NW1/4 Section 8, T.2S., R.68E., M.D.M. specifically Map Parts D, E, F, K, L, N, P, Q, and S. Within these boundaries is the abandoned U.P. right-of-way shown as Map Parts G, H, I, and M.

This property is more particularly described as follows:

Beginning at a point* on the north line of said Section 8 from which the NW corner of said section 8 bears N. 89°58'19" W. 1,569.27 feet;

Thence S. 89°58'19" E. 94.43 feet, on the said north line of Section 8*;

Thence S. 0°04'38" E. 146.06 feet* to the west right-of-way of the abandoned Union Pacific Railroad;

Thence continuing S. 0°04'38" E. 28.94 feet*;

Thence S. 89°58'19" E. 96.76 feet to the east right-of-way of said abandoned UPRR;

Thence S. 89°58'19" E. 223.24 feet to the west right-of-way of the existing Lincoln County Road*;

Thence S. 0°04'39" E. 50.00 feet along the said west right-of-way of Lincoln County Road*;

Thence N. 89°58'19" W. 246.53 feet to the east right-of-way of said abandoned UPRR*;

Thence continuing N. 89°58'19" W. 30.92 feet*;

Thence S. 0°05'33" E. 66.34 feet to the east right-of-way of said abandoned UPRR*;



**Thence continuing S. 0°05'33" E. 923.16 feet*;
Page 2 of 2 of Simkins property now - described all in one piece**

**Thence S. 89°54'19" E. 277.20 feet to the west right-of-way of existing Lincoln County Road;
Thence S. 0°04'39" E. 100.00 feet on the west right-of-way of said Lincoln County Road to the north 1/16th line of said Section 8*;
Thence N. 89°54'19" W. 864.00 feet to an existing fence and the west right-of-way of the abandoned UPRR*;
Thence N. 24°55'13" E. 427.37 feet* along said fence;
Thence N. 15°52'05" E. 90.04 feet* along said fence;
Thence N. 15°52'05" E. 373.01 feet* along said fence;
Thence N. 15°54'00" E. 421.75 feet* along said fence;
Thence N. 19°11'44" E. 84.21 feet to the Point of Beginning.**

Containing 11.0391 acres more or less.

The abandoned UP Railroad right-of-way inside this piece of Simkins property amounts to 2.8633 acres.

***monumented by 5/8" rebar with cap stamped L.SMITH PLS 12751**

The Basis of Bearings is the east line of said Section 8 as shown on the as yet unapproved BLM dependent Resurvey of Section 9, T.2S., R.68E., M.D.M. (N. 0°06'10" W.)

End of Description - Simkins one whole piece with railroad included inside

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

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE GRANTOR(S) ENTIRE INTEREST IN THE SAME REAL PROPERTY.

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IN WITNESS WHEREOF, the GRANTORS has hereunto set her hand this day and year first above written.

Alice Cole Simkins
ALICE COLE SIMKINS

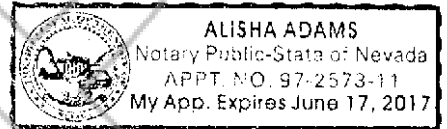
Dan Jerrold Simkins
DAN JERROLD SIMKINS

State of Nevada)
)ss.
County of Lincoln)

On this 3rd day of May, 2016, *****ALICE COLE SIMKINS***** personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Adams
NOTARY PUBLIC

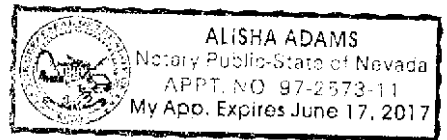


State of Nevada)
)ss.
County of Lincoln)

On this 3rd day of May, 2016, *****DAN JERROLD SIMKINS***** personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Adams
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
ALICE COLE SIMKINS

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: LB RPTT:
Book- 302 Page- 0633

- 1. Assessor Parcel Number(s)
 - a. 012-170-41
 - b. _____
 - c. _____
 - d. _____

- 2. Type of Property :

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. <input type="checkbox"/> Other	

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

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 10
- b. Explain Reason for Exemption: A conveyance of real property by deed which become effective upon the death of the grantor per NRS 111.655 & 111.699

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 Cole Simkins Capacity: Grantor

Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

Print Name: See Attached
 Address: _____
 City: _____
 State: _____ Zip: _____

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

Print Name: _____
 Address: _____
 City: _____

Escrow # _____
 State: _____ Zip: _____



SELLER(GRANTOR) / BUYER(GRANTEE)
INFORMATION

SELLER(GRANTOR)

Alice Cole Simkins & Dan Jerrold Simkins
P.O. Box 333
Panace, NV 89042

BUYER(GRANTEE)

Grace Maria Simkins Thompson
P.O. Box 12
Riverside, CA 92502

Randy Jerrold Simkins
3124 Wesley Powell Drive
St. George, UT 84790

