

APN: 005-011-01
005-011-03

GRANT, BARGAIN SALE WARRANTY DEED



The undersigned grantor:

ELMER O. WHEELER AND PAULE A. WHEELER FAMILY TRUST,
PAULE A. WHEELER, Trustee

does hereby convey, grant, bargain, sell and warrant to the following grantee:

EXEMPTION TRUST UNDER THE ELMER O. WHEELER AND PAULE A. WHEELER FAMILY TRUST,
PAULE A. WHEELER, Trustee

Grantor's interest in the real property located in the County of Lincoln, State of Nevada described as follows:

THE SOUTH HALF (S 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 14; THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 22; AND THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 62 EAST, M.D.B.&M.

Commonly known as 30161 Shingle Pass Road, Alamo, Nevada 89001.

The property is conveyed with all warranties of title (subject to all encumbrances of record), together with each and every tenement, hereditament, and appurtenance thereof.

The grantee, as Trustee of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantor, under penalties of perjury, declares that the actual consideration received for this conveyance was NIL.

DATED: July 25, 2016.

Grantor:

ELMER O. WHEELER AND PAULE A. WHEELER FAMILY TRUST

Paule A. Wheeler
PAULE A. WHEELER, Trustee

LOOSE NOTARY ACKNOWLEDGEMENT ATTACHED



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

On July 25, 2016, before me, Elizabeth De Anda, a Notary Public, personally appeared ELIZABETH DE ANDA, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within Grant, Bargain Sale Warranty Deed and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person executed the instrument.

WITNESS my hand and official seal.

Notary Public



This deed was prepared by:

OSHINS & ASSOCIATES, LLC
1645 Village Center Circle, #170
Las Vegas, NV 89134
TELEPHONE: (702) 341-6000

MAIL TAX NOTICE/BILL/RECORDED DEED TO:

Exemption Trust under the Elmer O. Wheeler and Paule A. Wheeler Family Trust
Paule A. Wheeler, Trustee
2908 Golfside Drive
Las Vegas, NV 89134

Recording requested By
OSHINS & ASSOCIATES, LLC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: HB RPTT:
Book- 305 Page- 0172

State of Nevada
Declaration of Value Form

- 1. Assessor Parcel Number(s)
 - a) 005-011-01
 - b) 005-011-03
 - 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 grazing

FOR RECORDER'S OPTION USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	
TRUST ON FILE <i>ABO</i>	

- 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: 07
 - b. Explain Reason for Exemption: Transfer without consideration from a trust

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 the 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 Paule A. Wheeler Capacity _____ Grantor

Signature Paule A. Wheeler Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Elmer O. Wheeler and Paule A. Wheeler Family Trust, Paule A. Wheeler, Trustee
Address: 2908 Golfside Drive
City: Las Vegas
State: NV Zip: 89134

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Exemption Trust under the Elmer O. Wheeler and Paule A. Wheeler Family Trust, Paule A. Wheeler, Trustee
Address: 2908 Golfside Drive
City: Las Vegas
State: NV Zip: 89134

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: Oshins & Associates, LLC Esc. #: _____
Address: 1645 Village Center Circle, Ste. 170
City: Las Vegas, State: Nevada Zip: 89134