

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$721.50 Recorded By: HB
Book- 307 Page- 0266



A.P. No. 001-332-29
Escrow No. 116-2512714-dp/VT
R.P.T.T. \$721.50

WHEN RECORDED RETURN TO:

Charles E. Coombes Trust
801 Pebble Beach
Boulder City, NV 89005

MAIL TAX STATEMENTS TO:

Charles E. Coombes Trust
801 Pebble Beach
Boulder City, NV 89005

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Steven Bean and Susan Secrest, Co-Successor Trustees of The Jimmie E. Bean Revocable Living Trust of September 11, 2007

do(es) hereby GRANT, BARGAIN and SELL to

Charles E. Coombes, Trustee of the Charles E. Coombes Family Trust as amended and restated in it entirety dated December 20, 2011

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 16 OF PARCEL MAP FOR J AND S PROPERTIES RECORDED MAY 18, 2004 IN PLAT BOOK C, PAGE 49 AS FILE NO. 122358 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 10/31/2016



Steven Bean and Susan Secrest, Co-Successor
Trustees of The Jimmie E. Bean Revocable
Living Trust of September 11, 2007

Steven Bean Successor Trustee

Steven Bean, Successor Trustee

Signed in Counterpart

Susan Secrest, Successor Trustee

STATE OF Oregon : ss.
COUNTY OF Lincoln

This instrument was acknowledged before me on
November 2, 2016 by

Steven Bean
Patricia L. Eisler

Notary Public

(My commission expires: 01-18-2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
10/31/2016 under Escrow No. 116-2512714



Steven Bean and Susan Secret, Co-Successor
Trustees of The Jimmie E. Bean Revocable
Living Trust of September 11, 2007

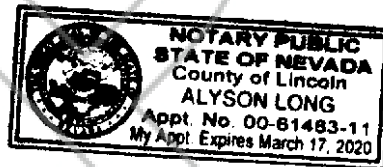
Steven Bean, Successor Trustee

Susan Secret Successor Trustee
Susan Secret, Successor Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF Lincoln)

This instrument was acknowledged before me on
November 14, 2016 by
Susan Secret.

Alyson Long
Notary Public
(My commission expires: March 17, 2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
10/31/2016 under Escrow No. 116-2512714

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-150553
11/08/2016 04:01 PM
Official Record

1. Assessor Parcel Number(s)

- a) 001-332-29
- b) _____
- c) _____
- d) _____

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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 RECC

Page 1 of 2 Fee: \$16.00
Recorded By: HB RPTT: \$721.50
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Book _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property:

\$185,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: \$185,000.00

d) Real Property Transfer Tax Due \$721.50

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: _____

b. Explain reason for exemption: _____

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: _____

Capacity: Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

The Jimmie E. Bean Revocable

Print Name: Charles E. Coombes Trust

Print Name: Living Trust

Address: 801 Pebble Beach

Address: Post Office Box 543

City: Boulder City

City: Pioche

State: NV Zip: 89005

State: NV Zip: 89001

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

First American Title Insurance

File Number: 116-2512714 dp/ bh

Print Name: Company

Address: 2500 Paseo Verde Parkway, Suite 120

State: NV Zip: 89074

City: Henderson

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-332-29
- 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$185,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$185,000.00
- d) Real Property Transfer Tax Due \$721.50

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Signature: Susan Searest, Successor Trustee Capacity: GRANTOR

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Jimmie E. Bean Revocable Living Trust

Address: Post Office Box 543

City: Pioche

State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Charles E. Coombes Trust

Address: 801 Pebble Beach

City: Boulder City

State: NV Zip: 89005

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

Print Name: First American Title Insurance Company File Number: 116-2512714 dp/dp

Address: 2500 Paseo Verde Parkway, Suite 120

City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)