

APN: 02-182-09
12-190-07
12-200-06
12-200-07
12-200-08
12-200-13
12-200-26



RETURN RECORDED DEED TO:

EVE WADSWORTH WAITE
4566 W. 5600 N.
Clifton, ID 83228

GRANTEE/MAIL TAX STATEMENTS TO:

EVE WADSWORTH WAITE
4566 W. 5600 N.
Clifton, ID 83228

QUITCLAIM DEED

THIS INDENTURE , made and entered into this 13th day of August, 2016, between John Milton Wadsworth, also known as John M. Wadsworth, the party of the first part, hereinafter referred to as "GRANTOR", and Eve Wadsworth Waite, Trustee and John Todd Wadsworth, Trustee, Of the John Milton Wadsworth Trust Dated August 13, 2016, and as, the party of the second part, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR does hereby quitclaim unto the GRANTEE and to its heirs and assigns, forever, all their right, title and interest in and to those certain entitlements, lots, pieces and parcels of land situate in Panaca, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

1. A right-of-way easement over a portion of APN 12-200-26 and further described as follows:

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

Beginning at a point on the division line between Section 17 and Section 18, Township 2 South, Range 68 East, M.D.B. & M., which is 62 feet South of The Northwest corner of the Southwest Quarter (SW ¼)Of the Southwest Quarter (SW ¼) of section 17, and The Northeast corner of the

Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 18; Thence 62 feet North along said division line to the Northwest corner of the Southwest Quarter (SW ¼) of The Southwest Quarter (SW ¼) of Section 17 And the Northeast corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 18; thence East 30 feet along the "Forty" Line between the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 17; thence 45 feet South to a point 30 feet East of the division line between section 17 and Section 18; thence approximately 57 feet Southwest to the point of beginning, Township 2 South, Range 68 East, Mount Diablo Base Meridian, Lincoln County, Nevada.

2. A portion of APN 12-200-13, known as the "Lane" and further described as:

Beginning at a point 264 feet South of the Northeast (NE) corner of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section Seventeen (17); thence South 90 feet; thence Westerly to a point 296 feet south of the Northwest (NW) corner of the Southeast Quarter of the Northeast Quarter (SE ½ NE ¼) of Section Seventeen (17); thence North 40 feet; thence Easterly to a point 165 feet West of the East side line of Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section Seventeen (17); thence North 50 feet; thence Easterly to the point of beginning; all in Township Two South (T 2 S), Range Sixty-eight East (R 68 E), N.D.B.&M., together with all appurtenances thereunto belonging.

3. APN 12-200-13, known as the "East White Wash" property and further described as:

Certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, and bounded and described as follows, to-wit:

That portion of the Southeast quarter of the Northeast quarter (SE ¼ NE ¼) of section 17, Township 2 South, Range 68 East, MDB&M., in Lincoln County, Nevada, described as follows: Commencing at the Northeast corner of said Southeast quarter of the Northeast quarter (SE ¼ NE ¼) of said Section 17, and running thence South 264 feet along the East boundary of said (SE ¼ NE ¼) to the true point of beginning; thence continuing South along said East boundary to the Southeast corner of said (SE ¼ NE ¼); thence West along the South boundary of said (SE ¼ NE ¼) to the Southwest corner of said (SE ¼ NE ¼) thence North along the West boundary of said SE ¼ NE 1/4 to a point 256 feet South of the Northwest corner of said (SE ¼ NE ¼); thence in an Easterly direction to the true point of beginning, and containing 32.121 acres, more or less. Together with 24 hours rights on the White Wash ditch and or pipe line.



4. APN 12-190-07, known as the "Sorry Farm", and further described as:

A part of Patent No. 3191 - The North half of the Southeast quarter of the Southeast (N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 18, Township 2 South, Range 68 East, M.D.B.&M; also a triangular parcel of ground described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 18, Township 2 South, Range 68 East, M.D.B.&M; and running thence South 660 feet; thence West 437 feet; and thence Northeast-erly along the center of a creek bed approximately 800 feet to the place of beginning.

5. A portion of APN 12-200-07, known as the "A.J. Wadsworth Field" and further described as:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Seventeen (17), Township Two South (T. 2 S.), Range Sixty-eight East (R. 68 E.), Mount Diablo Base and Meridian, Lincoln County, Nevada, and running thence South a distance of 281 feet to the true point of beginning: Thence South 747 feet; thence North $86^{\circ} 06'$ East 1139 feet; thence North 5° East 638 feet; thence West 1190 feet to the true point of beginning, containing 18 and $\frac{42}{100}$ acres of land, more or less, and being situated in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of section seventeen (17), Township Two South (T. 2 S.), Range Sixty-Eight East (R. 68 E.), Mount Diablo Base and Meridian, Lincoln County, Nevada, and being situated within Patent No. 7650.

Excepted from the above conveyance are any and all rights of way heretofore transferred by the Grantors of their predecessors in interest to other persons.

One (1) well on the above described parcel of ground, being evidenced by permit No. 17587.

All of the right, title and interest of the Grantors, or either of them, in and to the entity known as and operated as "South Panaca Power Group", including the right of Grantors in and to any and all rights of way, poles, lines and other physical facilities of said Group, including the right to take and use power therefrom.

6. APN 12-200-06, known as the "Lower J. Dorrell Field" and further described as:

Commencing at a point 293 feet South of the Northeast corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18, and running thence North $321 \frac{1}{2}$ feet to the North boundary line of said tract, thence at right angles East 1549 feet, thence

South at right angles 89 ½ feet, thence East at right angles 491 feet, thence South at right angles 232 feet, thence West at right angles 2040 feet to the place of beginning, all situate in Section 17, T2S., R68E., MDB&M., and containing 14.5 acres, more or less.

7. A portion of APN 12-200-08, known as the "North White Wash" and further described as:

Beginning at a point 20 rods North of the Northeast Corner of the Northwest quarter (NW ¼) of the Southeast quarter (SE ¼) of Section 17, Township 2 South, Range 68 East, M.D.B.&M., Lincoln County, Nevada, running thence 60 rods North to the Northeast corner of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of said Section 17 thence West 80 rods to the Northwest Corner of the Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of said Section 17; thence South 60 rods thence East 80 rods to the place of beginning, containing 30 acres of land more or less in the said Southwest quarter (SW ¼) of the Northeast quarter (NE ¼) of said Section 17, Township Two, South, Range 68 East, M.D.B.&M., Lincoln County, Nevada, together with all improvements thereon and also all water rights belonging thereto.

8. A portion of 12-200-08, known as "South White Wash" and further described as:

**Certain Lot, piece or parcel of land situate in the County of Lincoln, State of Nevada and bounded and described as follows, to-wit:
50 acres of land (Out of Patent No. 810252) being the NW ¼ SE ¼ and the South one-fourth of the SW ¼ NE ¼ of Section 17, T2S., R68E., MDB&M., and being in what is known as the White Wash South of the Town of Panaca, Nevada.**

9. A portion of 12-200-08, known as the "Kurt Field" and further described as follows:

Commencing at the SW corner of the SW ¼ NW ¼ of Section 17, T2S., R68E., MDB&M., thence running North 41 feet, thence running Easterly 1550 feet to jog in fence of Lafe Wadsworth property, thence S 41°W approx. 16 feet along jog, thence East Along South line and fence of Lafe Wadsworth property to the quarter section line between the NW ¼ and the NE ¼ of said Sec. 17, thence South to center of Sec. 17 (being the SE corner of the NW ¼ of said Sec. 17, thence West 2640 feet, to point of beginning, and containing approx. 18.7 acres, more or less, and

Also the NW ¼ SW ¼ of Sec. 17, T2S., R68E., MDB&M., containing 40 acres, more or less.



10. A portion of APN 12-200-07 and portion of APN 12-200-08, known as the "Ken Lee Field" and further described as:

All that real property situate in the Town of Panaca, County of Lincoln, State of Nevada, bounded and described as follows:

18 acres in the Southeast quarter (SE ¼) of the Northwest quarter (NW ¼) and East one-fourth of the Southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of section 17, Township 2 South, Range 68 East, M.D.B.&M., described as follows:

Commencing at a point on fence line South 312.2 feet from the center of Northwest quarter (NW ¼) of Section 17, Township 2 South, Range 68 East, M.D.M.&B., thence first course South 89°20' East, approximately 1325' to North and South center line of said Section 17; thence, second course, South along center line about 620 feet; thence, third course, West about 740' to a fence; thence on same course about 496 feet farther to another fence; thence fourth course, approximately North 41 degrees East about 30 feet to fence corner; thence fifth course, along fence south 85°6' West 135' to North and South center line of Northwest Quarter (NW ¼) of said Section 17, and thence on same course along fence about 208' farther to an intersecting fence; thence sixth course, approximately North 5° East along fence about 638' to intersect fence; thence, seventh course, South 89°20' East, along fence, about 144.8' to a point of beginning, excluding the right of way For Panaca Flood Control Ditch.

11. A portion of APN 12-200-08, known as the "Stackyard" and further described as:

Beginning at the Northwest corner of the Southeast quarter of the Northeast quarter (SE ¼ NE ¼) of Section 17, T2S., R68E., MDB&M., and running thence South 256 feet, thence East 1155 feet, thence North 50 feet, thence West 225 feet, thence Northerly 270 ft. to a point on the North boundary of said SE ¼ NE ¼ Sec. 17, which point is 430 feet West of the Northeast corner of said SE ¼ NE ¼ Sec. 17, thence West along said North boundary of said SE ¼ NE ¼ Sec. 17, a distance of 890 feet to the place of beginning.

12. A portion of 12-200-08 and further described as:

Certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada and bounded and described as follows, to-wit:

NE ¼ SW ¼, Section 17, T. 2 S., R. 68 E., Mount Diablo Base Meridian, Lincoln County, Nevada.



13. A portion of 12-200-08, known as the "Arsh Lee Field" and further described as:

Commencing at the center of the Northeast Quarter of Section 17, T. 2 S., R. 68 E., M.D.M., and running thence North on quarter section line about 510 feet; thence about S. 87° 18' W. about 390 feet to intersect southeasterly boundary line of Flood Control Ditch; thence about S. 53° 49' W. along the southeasterly boundary line of said Ditch about 820 feet to intersect quarter section line; thence East along said quarter section line, about 1060 feet to the point of beginning, containing about 8.3 acres in NW ¼ NE ¼ of said Section 17, subject to road right of way paralleling said Flood Control Ditch.

Also 1 share of capital stock of Panaca Irrigation Company.

Said property being a portion of the property conveyed to Party of the First Part herein be deed recorded in Book "K-1" of Real Estate Deeds at page 433, in the office of the County Recorder of said County of Lincoln.

14. APN 002-182-09, known as 1180 Hansen Street, Panaca, Nevada, and further described as follows:

Parcel 1 of the Parcel Map for John M. Wadsworth, recorded on 18th day of October, 2013 as Document # 0144141 in Book D, Page 106 of the Official Records, in the Office of the County Recorder of Lincoln County, State of Nevada, and further described as:

Commencing at the point of beginning at the NE corner of the John M. Wadsworth property, which is also the NE corner of Block 34 in the Town of Panaca, Lincoln County, Nevada, Section 9, Township 2 South, Range 68 East, M.D.M.,

Thence South bearing N 0°09'03" E 160.89 Feet to the SE corner of the herein deeded property;

Thence West bearing N 89°52'19" E 264.73 feet to the SW corner of the herein deeded property;

Thence North bearing N 0°15'11" W 158.11 feet to the NW corner of the herein deeded property;

Thence East N 89°13'30" W 265.87 feet to the place of beginning and NE corner of said property and place of true beginning. Containing 42,128 square feet (0.987 acres).

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TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set his hand the day and year first above written.

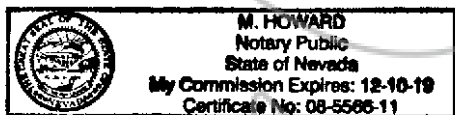
John M. Wadsworth
JOHN M. WADSWORTH

State of Nevada)
)ss.
County of Lincoln)

On this 13th day of August, 2016, **JOHN M. WADSWORTH**, 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.

M. Howard
NOTARY PUBLIC



**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 DYLAN V. FREHNER

**Lincoln County - NV
 Leslie Boucher - Recorder**

Page 1 of 2 Fee: \$20.00
 Recorded By: AE RPTT:
 Book- 308 Page- 0420

1. Assessor Parcel Number(s)
 a. 02-182-09, 12-190-07
 b. 02-200-06, 12-200-07
 c. 12-200-08, 12-200-13
 d. 12-200-26

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 checked="" type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on file, au</u>	

- 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 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at time of transfer.

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 [Signature] - DMV Capacity: Grantor

Signature [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
 (REQUIRED)**

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

**BUYER (GRANTEE) INFORMATION
 (REQUIRED)**

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

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

Print Name: Dylan V. Frehner
 Address: P.O. Box 517
 City: Pioche

Escrow # N/A
 State: Nevada Zip: 89043



SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

John Milton Wadsworth, aka
John M. Wadsworth
P.O. Box 256
Panaca, Nevada 89042

BUYER (GRANTEE)

Eve Wadsworth Waite, Trustee and
John Todd Wadsworth, Trustee of
The John Milton Wadsworth Trust
Dated August 13, 2016
4566 W. 5600 N.
Clifton, ID 83228

