

Official Record

Recording requested By
DAVID C. JOHNSON

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: AE
Book- 308 Page- 0485



0150841

APN: 002-142-01

GRANT, BARGAIN, SALE, WARRANTY DEED
Form (c) Copyright 2016 by JOHNSON & JOHNSON

Grantor: **KENNETH O. EDWARDS**

Grantee: **KENNETH O. EDWARDS and TALMA P. EDWARDS**, Co-Trustees of the
EDWARDS 1987 TRUST dated February 5, 1987.

The undersigned grantor(s) does hereby convey, grant, bargain, sell, and warrant to the above-named Grantee, the real property described below, which is located in the County of Lincoln, State of Nevada.

The property is more particularly described as follows:

SEE EXHIBIT A, ATTACHED HERETO.

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

The undersigned grantor(s), under penalties of perjury, declare(s) that the actual consideration received for this conveyance was NIL.

Date of this deed: December 15, 2016

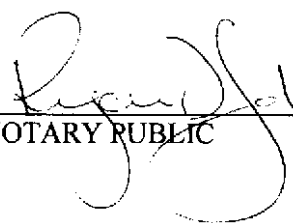
Grantor:

KENNETH O. EDWARDS



STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

On 15 Dec 16 personally appeared before me, a Notary Public, **KENNETH O. EDWARDS**, personally known to me (or proved by satisfactory evidence) to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the same.



NOTARY PUBLIC



Mail tax notice/bill to Grantee(s) whose address is:

EDWARDS 1987 TRUST
1313 Teton Street
Las Vegas, Nevada 89101

Please return recorded deed to:

JOHNSON & JOHNSON
1160 N. Town Center Drive
Suite 390
Las Vegas, NV 89144

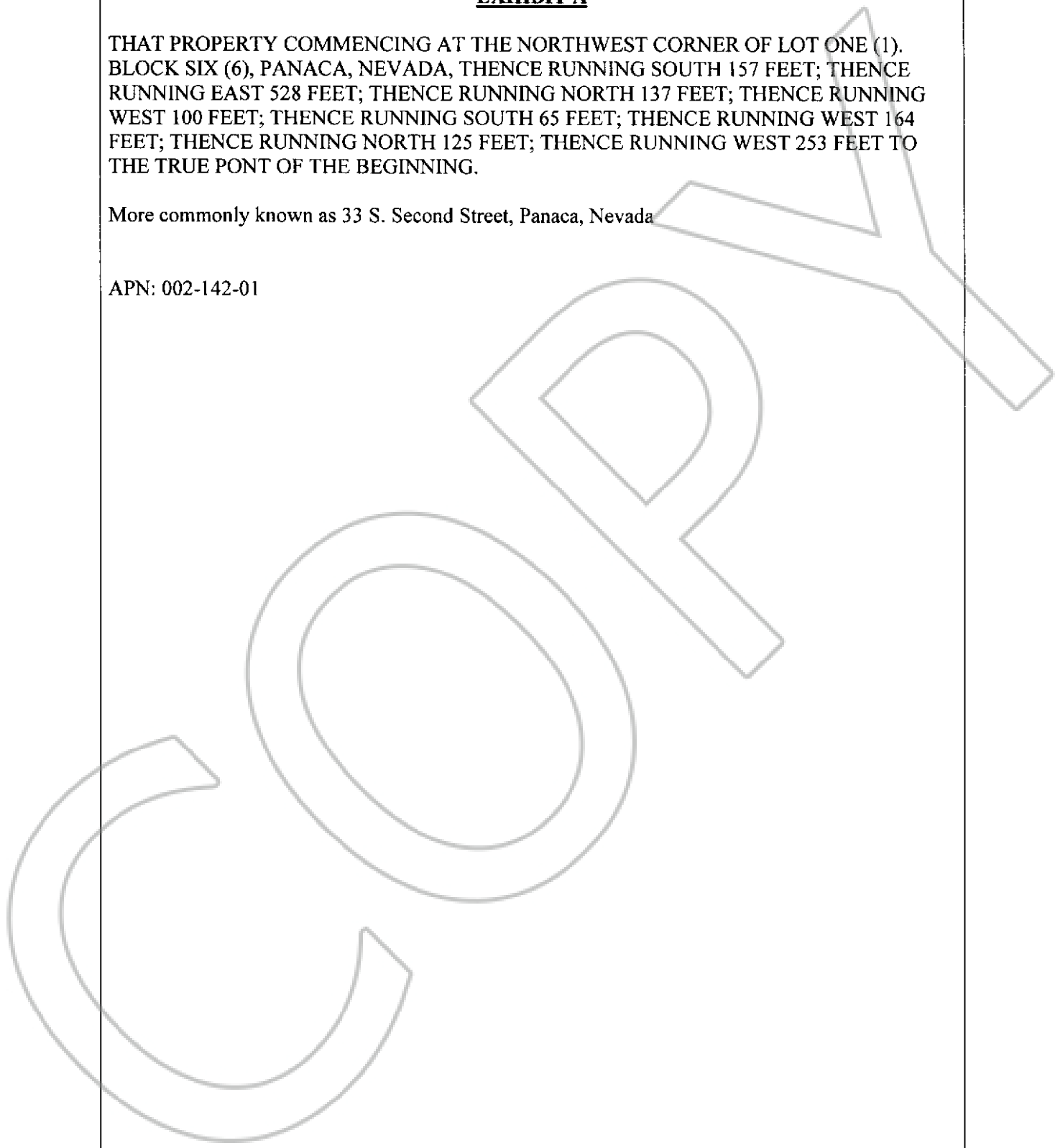


EXHIBIT A

THAT PROPERTY COMMENCING AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK SIX (6), PANACA, NEVADA, THENCE RUNNING SOUTH 157 FEET; THENCE RUNNING EAST 528 FEET; THENCE RUNNING NORTH 137 FEET; THENCE RUNNING WEST 100 FEET; THENCE RUNNING SOUTH 65 FEET; THENCE RUNNING WEST 164 FEET; THENCE RUNNING NORTH 125 FEET; THENCE RUNNING WEST 253 FEET TO THE TRUE POINT OF THE BEGINNING.

More commonly known as 33 S. Second Street, Panaca, Nevada

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STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$16.00
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- 1. Assessor Parcel Number(s)
 - a. 002-142-01
 - 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
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <i>Trust on File Jan</i>	

- 3.a. Total Value/Sales Price of Property \$ 0.00
- b. Deed in Lieu of Foreclosure Only (value of property (_____))
- c. Transfer Tax Value: \$ 0.00
- d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer without consideration to or 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 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 *Kenneth O. Edwards* Capacity: Grantor

Signature *Kenneth O. Edwards* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kenneth O. Edwards
Address: 1313 Teton Street
City: Las Vegas
State: NV Zip: 89101

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kenneth & Taima Edwards, Ttee
Address: 1313 Teton Street
City: Las Vegas
State: NV Zip: 89101

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

Print Name: David C. Johnson
Address: 1160 N. Town Center Dr., Ste 390
City: Las Vegas

Escrow # _____
State: NV Zip: 89144