

Official Record

Recording requested By
JANET LEEDHAM

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00

Page 1 of 4

RPTT:

Recorded By: LB

Book- 309 Page- 0134

APN NO.: 006-231-07

RECORDING REQUESTED BY:

Connie Bowman

WHEN RECORDED MAIL TO:

Steve Bowman and Connie Bowman and Janet
Leedham

HC74 Box 263-2

Pioche, NV 89043

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

Affix RPTT: \$\$ 0.00



0150920

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT:

Steve Bowman and Connie Bowman, husband and wife and Janet Leedham, a single woman as joint tenants

for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Steve Bowman and Connie Bowman, husband and wife and Janet Leedham, a single woman as joint tenants with rights of survivorship

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.




SUBJECT TO:

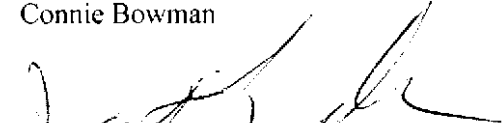
1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.



 Steve Bowman



 Connie Bowman



 Janet Leedham

STATE OF NEVADA
COUNTY OF CLARK


} ss:

On January 27, 2017

Personally appeared before me, a Notary Public

Steve Bowman, Connie Bowman
and Janet Leedham

Who acknowledged that he/she/they executed the above instrument.



 Notary Public

My commission expires: 3/12/2020

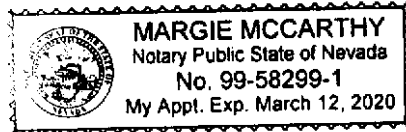




EXHIBIT 'A'

A PARCEL OF LAND SITUATE WITHIN THE EAST HALF (E 1/2) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWO NORTH (20), RANGE SIXTY-NINE EAST (69E), M.D. E. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FIVE (35) BEARS S. 41° 01' 30.7" W, A DISTANCE OF 3,961.54 FEET, MORE OR LESS; THENCE NORTH 230 FEET, MORE OR LESS TO THE NORTHWEST CORNER; THENCE N 89° 52' 30" E, 943.27 FEET, MORE OR LESS, TO THE NORTHEAST CORNER; THENCE SOUTH 330 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER; THENCE S 89° 52' 30" W 220.5 FEET, MORE OR LESS TO A POINT ON AN EXISTING FENCE AND THE WESTERLY RIGHT-OF-WAY ON THE EXISTING COUNTY ROAD (ALSO BEING THE EAST BOUNDARY OF THE HOLLINGER FIELD); THENCE N 08° W, 197 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE AND RIGHT-OF-WAY; THENCE S 89° 09' W, 128.68 FEET, MORE OR LESS ALONG SAID EXISTING FENCE; THENCE N 65° W, 30.3 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 15° 41' W, 42.74 FEET MORE OR LESS, ALONG SAID EXISTING FENCE THENCE S 42° 01' W, 51.77 FEET, MORE OR LESS; ALONG SAID EXISTING FENCE; THENCE N 79° 01' W, 64.75 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 16° 14' W, 141.45 FEET, MORE OR LESS, ALONG SAID EXISTING FENCE; THENCE S 89° 52' 30" W, 406.78 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO JACK W. HERDT AND MARK A. HERDT, DESCRIBED AS FOLLOWS:

A PART OF THAT PROPERTY FOUND IN THAT AMENDED RECORD OF SURVEY RECORDED PLAT BOOK A AT PAGE 187 OF LINCOLN COUNTY, NEVADA RECORDS AND WHICH IS IN SECTION 35, T. 2 N., R. 69 E., M.D.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN SOUTHWEST CORNER MONUMENTED BY A PIPE BY MCNUTT (RLS 4324) (BY TESTIMONY OF THE OWNERS) FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 35 BEARS S 48° 36' 40" W 3978.93';

THENCE N 02° 59' 23" E 330.61' TO AN ANGLE IRON WHICH MONUMENTS ORIGINAL REBAR SET BY HULSE (RLS 3644) IN THE FENCE LINE;

THENCE N 89° 52' 30" E 196.53' ALONG THE EXISTING FENCE TO REBAR & PLASTIC CAP STAMPED L SMITH PLS 12751;

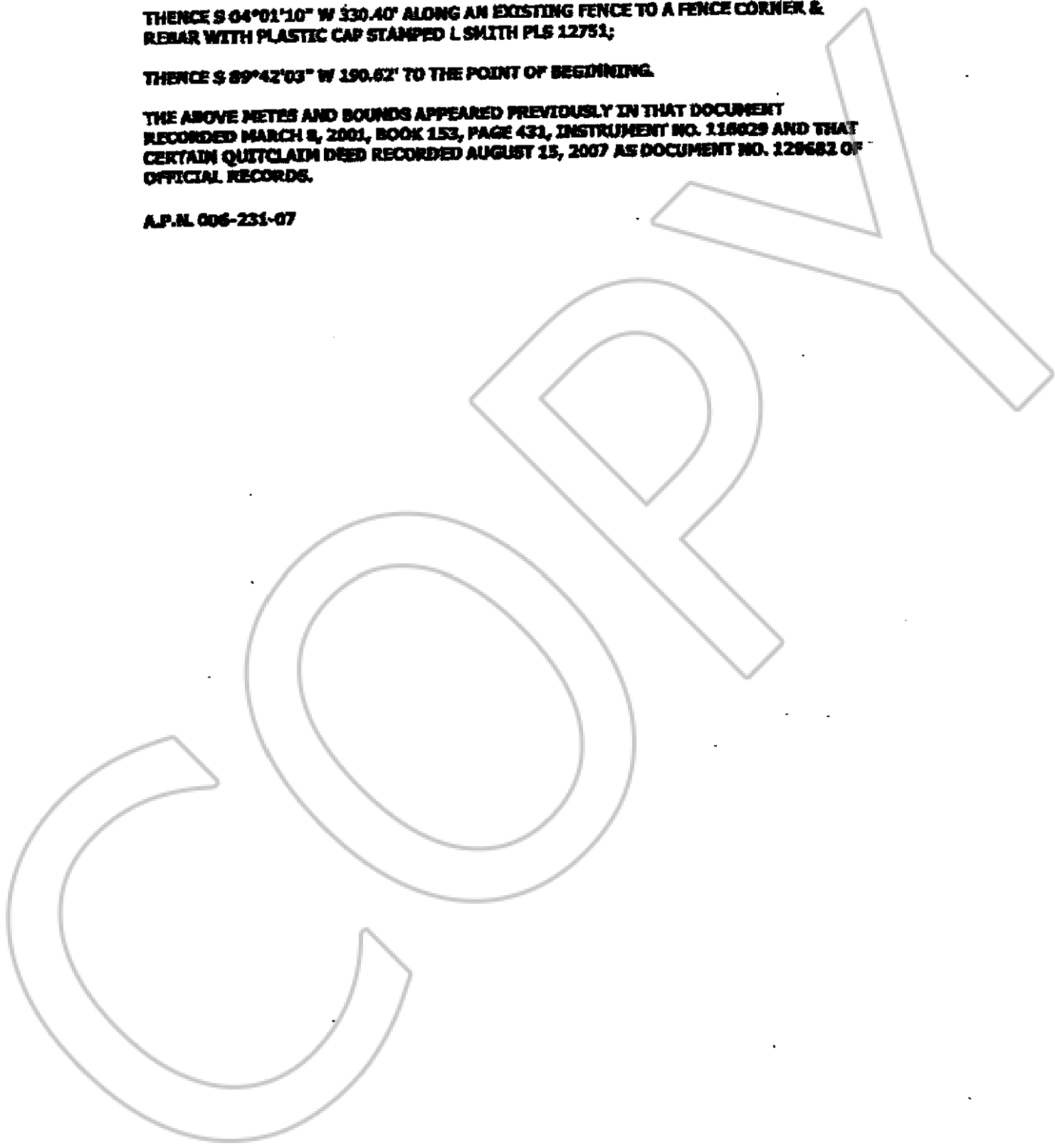


**THENCE S 04°01'10" W 330.40' ALONG AN EXISTING FENCE TO A FENCE CORNER &
REBAR WITH PLASTIC CAP STAMPED L SMITH PLS 12751;**

THENCE S 89°42'03" W 190.62' TO THE POINT OF BEGINNING.

**THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THAT DOCUMENT
RECORDED MARCH 8, 2001, BOOK 153, PAGE 431, INSTRUMENT NO. 116029 AND THAT
CERTAIN QUITCLAIM DEED RECORDED AUGUST 15, 2007 AS DOCUMENT NO. 128682 OF
OFFICIAL RECORDS.**

A.P.N. 006-231-07



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
JANET LEEDHAM

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00
Recorded By: LB RPTT:
Book- 309 Page- 0134

1. Assessor Parcel Number(s)

a) 006-237-07

- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- Other _____

FOR RECORDER'S 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 \$ \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section #3
- b. Explain Reason for Exemption: Recognize True status

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: Connie Bowman Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steve Bowman and Connie Bowman and Janet Leedham

Address: HC 74 Box 263-2
City: Pioche
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steve Bowman and Connie Bowman and Janet Leedham

Address: HC 74 Box 263-2
City: Pioche
State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
Address: _____
City, State & Zip: _____