

**Official Record**Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$44.00 Page 1 of 6

RPTT: \$1,287.00 Recorded By: LB

Book- 309 Page- 0348

A.P.N.: 002-023-01 and 002-024-01 and 002-028-01 and 002-028-02 and 002-031-02 and 012-110-08 and 002-022-01 and 002-021-01 and 012-120-14 and 002-024-02  
File No: 125-2515616 (ZC)  
R.P.T.T.: \$1,287.00



0150972

When Recorded Mail To: Mail Tax Statements To:  
Scott Jay Mathews and Sydney L. Mathews  
11820 Terra Linda Way  
Sparks, NV 89441

**GRANT, BARGAIN and SALE DEED**

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

Adam R. Lewis and Dusty Ann Lewis, husband and wife

do(es) hereby *GRANT, BARGAIN and SELL* to

Scott Jay Mathews and Sydney L. Mathews, husband and wife as community property with right of survivorship

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

**See Attached Exhibit A**

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: 01/17/2017



*[Signature]*  
Adam R. Lewis

*[Signature]*  
Dusty Ann Lewis

STATE OF **Virginia** )  
COUNTY OF **BOETOURT** ) **SS.**

This instrument was acknowledged before me on FEBRUARY 27, 2017 by **Adam R. Lewis and Dusty Ann Lewis.**

*[Signature]*  
Notary Public  
(My commission expires: 10/31/17 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 17, 2017** under Escrow No. **125-2515616.**

**BEVERLY M BROOKS**  
Notary Public  
Commonwealth of Virginia  
291492  
My Commission Expires Oct 31, 2017



**EXHIBIT 'A'**

**PARCEL 1:**

**FRACTIONAL BLOCK SIXTY FOUR (64), IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA.**

**PARCEL 2:**

**FRACTIONAL BLOCK SIXTY THREE (63) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA.**

**PARCEL 3:**

**LOTS ONE (1), TWO (2), THREE (3) AND FOUR (4) IN BLOCK TWENTY-ONE (21), IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA.**

**EXCEPTING THEREFROM THE FOLLOWING:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE EAST 160.6 FEET;**

**THENCE SOUTH 333.75 FEET;**

**THENCE WEST 160.6 FEET;**

**THENCE NORTH 333.75 FEET TO THE PLACE OF BEGINNING.**

**PARCEL 4:**

**LOTS ONE (1), TWO (2) AND FOUR (4) IN BLOCK FORTY (40) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA.**

**PARCEL 5:**

**THOSE PORTIONS OF ADAIR STREET, BLAD STREET AND 4TH STREET IN THE TOWN OF PANACA, IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 68 EAST, MOUNT DIABLO BASE & MERIDIAN, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF BLOCK 22 LOT 2 TOWN OF PANACA;**



**THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 22 A DISTANCE OF 353 FEET MORE OR LESS, TO A POINT;**

**THENCE IN A NORTHERLY DIRECTION ACROSS BLAD STREET A DISTANCE OF 90.75 FEET MORE OR LESS, TO A POINT;**

**THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY BOUNDARY OF BLOCK 21 LOT 3, A DISTANCE OF 353 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF BLOCK 21 LOT 3;**

**THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF BLOCK 21 A DISTANCE OF 528 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BLOCK 21 LOT 2;**

**THENCE IN A WESTERLY DIRECTION A DISTANCE OF 528 FEET MORE OR LESS, ALONG THE NORTHERLY BOUNDARY OF BLOCK 21 TO THE NORTHWEST CORNER OF BLOCK 21 LOT 1;**

**THENCE IN A NORTHERLY DIRECTION ACROSS ADAIR STREET A DISTANCE OF 90.75 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 64 LOT 4;**

**THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY BOUNDARY OF BLOCK 64 A DISTANCE OF 528 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF BLOCK 64 LOT 3;**

**THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF BLOCK 64 A DISTANCE OF 178 FEET MORE OR LESS, TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF PANACA TOWNSITE;**

**THENCE IN AN EASTERLY DIRECTION ACROSS 4TH STREET TO THE INTERSECTION OF THE TOWN BOUNDARY WITH BLOCK 63 A DISTANCE OF 90.75 FEET MORE OR LESS;**

**THENCE IN A SOUTHERLY DIRECTION ALONG THE WESTERLY BOUNDARY OF BLOCK 63 A DISTANCE OF 179 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 63 LOT 4;**

**THENCE IN AN EASTERLY DIRECTION A DISTANCE OF 528 FEET MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF BLOCK 63 TO THE SOUTHEAST CORNER OF BLOCK 63 LOT 3;**

**THENCE IN A SOUTHERLY DIRECTION ACROSS ADAIR STREET A DISTANCE OF 90.75 FEET MORE OR LESS, TO THE NORTHEAST CORNER OF BLOCK 40 LOT 2;**

**THENCE IN A WESTERLY DIRECTION A DISTANCE OF 528 FEET MORE OR LESS, ALONG THE NORTHERLY BOUNDARY OF BLOCK 40 TO THE NORTHWEST CORNER OF BLOCK 40 LOT 1;**

**THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 528 FEET MORE OR LESS, ALONG THE WESTERLY BOUNDARY OF BLOCK 40 TO THE SOUTHWEST CORNER OF SAID BLOCK 40 LOT 4;**

**THENCE IN AN EASTERLY DIRECTION 264 FEET MORE OR LESS, ALONG THE SOUTHERLY BOUNDARY OF BLOCK 40 LOT 4 TO A POINT;**

**THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 90.75 FEET MORE OR LESS, ACROSS BLAD STREET TO THE INTERSECTION WITH THE NORTHEAST CORNER OF BLOCK 39 LOT 1;**



**THENCE IN A WESTERLY DIRECTION A DISTANCE OF 264 FEET MORE OR LESS, ALONG THE NORTHERLY BOUNDARY OF BLOCK 39 LOT 1 TO THE NORTHWEST CORNER OF BLOCK 39 LOT 1;**

**THENCE IN A SOUTHERLY DIRECTION A DISTANCE OF 106 FEET MORE OR LESS, ALONG THE WESTERLY BOUNDARY OF BLOCK 39 LOT 1 TO A POINT;**

**THENCE IN A WESTERLY DIRECTION 90.75 FEET MORE OR LESS, ACROSS 4TH STREET TO A POINT ON THE EASTERLY BOUNDARY OF BLOCK 22 LOT 2;**

**THENCE IN A NORTHERLY DIRECTION A DISTANCE OF 106 FEET MORE OR LESS, TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 04, 2006 IN BOOK N/A AS INSTRUMENT NO. 127530.**

**PARCEL 6:**

**ALL OF LOTS ONE (1) AND TWO (2) IN BLOCK TWENTY TWO (22) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA.**

**EXCEPTING THEREFROM THE FOLLOWING:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 22 AND RUNNING THENCE EAST 175 FEET ALONG THE NORTH LINE OF SAID LOT 1;**

**THENCE SOUTH 106 FEET;**

**THENCE WEST 175 FEET TO THE WEST LINE OF SAID LOT 1;**

**THENCE NORTH 106 FEET TO THE PLACE OF BEGINNING.**

**AND FURTHER EXPECTING THEREFROM THE FOLLOWING:**

**THE SOUTH 8 FEET OF SAID LOT 2 AS DISCLOSED PER DEED RECORDED IN BOOK 110, PAGE 513 OF DEEDS.**

**FURTHER EXCEPTING THEREFROM LOTS ONE AND TWO OF PARCEL MAP RECORDED IN BOOK PLAT B, PAGE 495, INSTRUMENT NO. 120365, DATED JUNE 20, 2003.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 04, 2006 IN BOOK N/A AS INSTRUMENT NO. 127530.**

**PARCEL 7:**

**THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5 AND THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, ALL IN TOWNSHIP 2 SOUTH, RANGE 68 EAST, MOUNT DIABLO BASE & MERIDIAN, LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 5;**

**THENCE WEST 462 FEET;**

**THENCE NORTH 350 FEET;**



**THENCE NORTH 73°20' EAST 905.9 FEET;**

**THENCE SOUTH 63°25' EAST 200 FEET;**

**THENCE NORTH 68°50' EAST 256 FEET;**

**THENCE SOUTH 612.7 FEET;**

**THENCE WEST 823 FEET TO THE PLACE OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 04, 2006 IN BOOK N/A AS INSTRUMENT NO. 127530.**

**PARCEL 8:**

**LOT 3 BLOCK 40 IN THE TOWN OF PANACA, AS SHOWN BY MAP THEREOF ON FILE IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

**PARCEL 9:**

**A PARCEL OF LAND CONSTITUTING A PORTION OF BLAD STREET, SITUATE IN THE TOWN OF PANACA, COUNTY OF LINCOLN, STATE OF NEVADA, AND BEING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF BLOCK 39, LOT 2, TOWN OF PANACA;**

**THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 39, LOT 2 A DISTANCE OF 264 FEET MORE OR LESS, TO THE NORTHWEST CORNER OF SAID BLOCK 39, LOT 2;**

**THENCE IN A NORTHERLY DIRECTION ACROSS BLAD STREET A DISTANCE OF 90.75 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF BLOCK 40, LOT 3;**

**THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTHERLY BOUNDARY OF BLOCK 40, LOT 3, A DISTANCE OF 264 FEET MORE OR LESS, TO THE SOUTHEAST CORNER OF BLOCK 4, LOT 3;**

**THENCE IN A SOUTHERLY DIRECTION ACROSS BLAD STREET A DISTANCE OF 90.75 FEET MORE OR LESS, TO THE POINT OF BEGINNING.**

**THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 08, 2006 IN BOOK N/A AS INSTRUMENT NO. 127795.**

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-150972  
03/02/2017 08:48 AM  
Official Record

- 1. Assessor Parcel Number(s)
  - a) 002-023-01, 002-028-01, 002-028-02,
  - b) 012-110-08, 002-022-01, 002-021-01
  - c) 012-120-14, 002-024-02
  - d) 002-024-01 Single Family Home

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

- 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 REC**  
 Page 1 of 1 Fee: \$44.00  
 Recorded By: LB RPTT: \$1,287.00  
 Book- 309 Page- 0348  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$330,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$330,000.00
- d) Real Property Transfer Tax Due \$1,287.00
- 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: [Signature]

Capacity: Agent Grantor

Signature: [Signature]

Capacity: Agent Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Adam R. Lewis and Dusty Ann

Print Name: Scott Jay Mathews and

Print Name: Lewis

Print Name: Sydney L. Mathews

Address: 185 Trillium Hills Way

Address: 11820 Terra Linda Way

City: Fincastle

City: Sparks

State: VA Zip: 24090

State: NV Zip: 89441

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

First American Title Insurance

Print Name: Company

File Number: 125-2515616 ZC/ vd

Address: 4860 Vista Blvd Suite 200

City: Sparks

State: NV Zip: 89436

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