

Official Record

Recording requested By
STEWART TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$390.00 Recorded By: AE
Book- 309 Page- 0672

A.P.N. No.:	008-031-08
R.P.T.T.	\$390.00
Escrow No.:	01415-25052
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Billy Pulsipher	
P.O. Box 571	
Moapa, NV 89025	



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jack L. Leason, Marsha Scofield-Leason, as Trustees and Allen Jackson Camerson, as Co-Trustee of The Leason Nest Egg Irrevocable Trust, dated February 8, 2006

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Billy Pulsipher, an unmarried man

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

Government Lot One (1) in the Northeast quarter of Section 5, Township 7 South, Range 61 East, M.D.B.&M.

EXCEPTING THEREFROM that portion lying within the following described property:

Commencing at the Southeast corner of the Northeast quarter (NE 1/4) of Section 5; Thence North 89° 05'36" West, along the South line of said Northeast Quarter (NE 1/4) of Section 5, a distance of 1,262.74 feet to the East right of way line of U.S. Highway 93; Thence North 01°10'39" East, along said right of way line a distance of 1,248.26 feet to the true point of beginning, said point being the Northwest corner of Campbell Property; Thence continuing North 01°10'39" East, a distance of 255.00 feet; Thence South 88° 49'21" East, a distance of 560.00 feet; Thence South 01°10'39" West, a distance of 255.00 feet; Thence North 88°49'21" West, along the North line of said Campbell Property a distance of 560 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

Commencing at the Southeast corner of the Northeast quarter (NE 1/4) of said Section 5; Thence North 89°05'36" West, along the South line of said Northeast quarter (NE 1/4) of Section 5, a distance of 1,262.74 feet to the East right of way line of U.S. Highway 93; Thence North 01°10'39" East, along said right of way line a distance of 1,503.26 feet to the true point of beginning, said point being the Northwest corner of Mendenhall Property; thence continuing North 01°10'39" East, a distance of 471.90 feet; thence South 88°49'21" East, along the South line of Ruben Garza property a distance of 621.44 feet; Thence



South 01°10'39" West, a distance of 471.90 feet; thence North 88°49'21" West, along the North line of said Mendenhall property a distance of 621.44 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

Commencing at the Northeast corner of said Section 5; Thence North 88°39'54" West along the North line of Section 5, a distance of 1,243.50 feet to the East right of way line of U.S. Highway 93; Thence South 01°10'39" West along the right of way line a distance of 535.00 feet to the true point of beginning, said point also being the Southwest corner of that certain parcel conveyed to Harry Henkel on January 28, 1977; Thence continuing South 01°10'39" West a distance of 140.19 feet; Thence South 88°49'21" East a distance of 621.44 feet; Thence North 01°10'39" East a distance of 140.19 feet; Thence North 88°49'21" West a distance of 621.44 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows:

Commencing at the Northeast corner of said Section 5; Thence North 88°39'54" West along the North line of Section 5, a distance of 1,243.50 feet to the East right of way line of U.S. Highway 93; Thence South 01°10'39" West along the right of way a distance of 394.81 feet to the true point of beginning; Thence continuing South 01°10'39" West a distance of 140.19 feet; Thence South 88°49'21" East a distance of 621.4 feet; Thence North 01°10'39" East a distance of 140.19 feet; Thence North 88°49'21" West a distance of 621.44 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion lying within U.S. Highway 93.

APN: 008-031-08

NOTE: the above metes and bounds legal description appeared previously in that certain document recorded January 5, 2009, in Book 246, Page 626, as Instrument No. 133343.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 17, 2017

The Leason Nest Egg Irrevocable Trust,
dated February 8, 2006

By: Jack L. Leason
Jack L. Leason, Trustee

Marsha Scofield-Leason
Marsha Scofield-Leason, Trustee

Allen Jackson Camerson
Allen Jackson Camerson, Co-Trustee



0151051

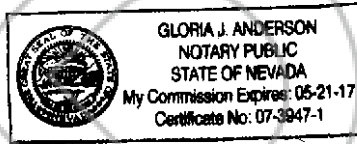
Book: 309
Page: 674

03/27/2017
Page 3 of 3

State of Nevada)
County of Clark) ss.

This instrument was acknowledged before me on the 17th day of March, 2017
By: **Jack L. Leason, Marsha Scofield-Leason, as Trustees and Allen Jackson Camerson, as Co-Trustee of** The Leason Nest Egg Irrevocable Trust, dated February 8, 2006

Signature: Gloria J. Anderson
Notary Public



Recording requested By
 STEWART TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$41.00
 Recorded By: AE RPTT: \$390.00
 Book- 309 Page- 0672

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 008-031-08
 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$100,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$100,000.00
 Real Property Transfer Tax Due: \$390.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 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 *Parshat Beinfeld-Leason* Capacity Grantor
 The Leason Nest Egg Irrevocable Trust, dated February 8, 2006

Signature _____ Capacity Grantee
 Billy Pulsipher

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: The Leason Nest Egg Irrevocable Trust, dated February 8, 2006
 Address: 7840 Villa Finestra Drive
 City: Las Vegas
 State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Billy Pulsipher
 Address: P.O. Box 571
 City: Moapa
 State: NV Zip: 89025

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow #: 01415-25052
 Address: 810 Idaho Street
 City: Elko State: NV Zip: 89801



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 008-031-08
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
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Notes: _____	

3. Total Value/Sale Price of Property \$100,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: \$100,000.00
 Real Property Transfer Tax Due: \$390.00

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Signature _____ Capacity Grantor
The Leason Nest Egg Irrevocable Trust, dated February 8, 2006

Signature  _____ Capacity Grantee
Billy Pulsipher

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: The Leason Nest Egg Irrevocable Trust, dated February 8, 2006
Address: 7840 Villa Finestra Drive
City: Las Vegas
State: NV Zip: 89128

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Billy Pulsipher
Address: P.O. Box 571
City: Moapa
State: NV Zip: 89025

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

Print Name: Stewart Title Company Escrow #: 01415-25052
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED