

Official Record

Recording requested By
COW COUNTY TITLE CO.

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$390.00 Recorded By: AE
Book- 310 Page- 0206



0151141

A.P.N. No.:	012-120-09
R.P.T.T.	\$390.00
Escrow No.:	76577
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
NATHAN PHILLIPS AND MELISSA PHILLIPS	
P.O. Box 535	
Caliente, NV 89008	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **JAMES LEO WADSWORTH** and **KATHLEEN WADSWORTH, husband and wife as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **NATHAN PHILLIPS and MELISSA PHILLIPS, husband and wife as joint tenants**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

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.
3. Deed of Trust to record concurrently.

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: February 16, 2017



0151141

Book: 310

04/05/2017

Page: 207

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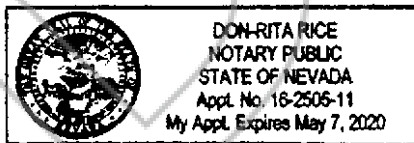
James Leo Wadsworth
JAMES LEO WADSWORTH

Kathleen V Wadsworth
KATHLEEN WADSWORTH

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 30th day of March, 2017 By:
JAMES LEO WADSWORTH and KATHLEEN WADSWORTH

Signature: *Don-Rita Rice*
Notary Public Don-Rita Rice



(One Inch Margin on all sides of Document for Recorder's Use Only)



EXHIBIT "A"

All that certain real property situate in the County of Nye , State of Nevada, described as follows:

That portion of land identified as James Leo Wadsworth APN 012-120-09 on the Record of Survey recorded December 1, 2016 in the Office of the County Recorder of Lincoln County, Nevada in Book D of Plats, page 217 as File No. 150620, Lincoln County, Nevada records, and encompassed by a fence West of the Panaca Big Spring Road and which extends East of the fenced area to the North-South centerline of Section 4 of Township 2 South, Range 68 East, M.D.B.& M., and more particularly described as follows:

Beginning at the Northeast corner of the said North-South centerline at a #5 rebar with plastic cap stamped L SMITH PLS 12751 from which the North Quarter corner of said Section 4 bears North 00°02'30" East, 1521.58 feet;

Thence South 00°02'30" West, 563.18 feet along said center of Section 4 line to another #5 rebar and plastic cap stamped L SMITH PLS 12751;

Thence South 83°54'35" West, 161.34 feet while crossing the Panaca Big Spring Road to the Southeast corner of the fence encompassing the said fenced portion of said parcel;

Thence South 83°54'35" West, 765.10 feet along said fence at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence South 84°01'32" West, 800.45 feet continuing along said fence to the Southwest corner at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence North 00°34'58" West, 750.41 feet along said fence to the Northwest corner at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence South 89°41'25" East, 849.29 feet along the Northerly side of said fence at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence South 89°56'06" East, 703.35 feet to the Northeast corner of said fenced field at a fence post with a stainless steel tag stamped L SMITH PLS 12751;

Thence continuing South 89°56'06" East, leaving the fenced field and crossing the Panaca Big Spring Road, 172.73 feet to the Point of Beginning;

Said parcel of land is subject to an easement 60 feet in width for the Panaca Big Spring Road over the Easterly portion.

The Basis of Bearings is the center N-S Section 4 line of Township 2 South, Range 68 East, M.D.B.& M., given North 00°02'30" East in the BLM Dependent Resurvey.

ASSESSOR'S PARCEL NUMBER FOR 2016 - 2017: 012-120-09

Together with 3 shares of the Panaca Irrigation Company.

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 012-120-09 _____
- 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 _____ Capacity Grantor

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: JAMES LEO WADSWORTH and KATHLEEN WADSWORTH
Address: PO Box 734
City: Panaca
State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: NATHAN PHILLIPS and MELISSA PHILLIPS
Address: P.O. Box 535
City: Caliente
State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 76577
Address: 761 S. Raindance Drive
City: Pahrump State: NV Zip: 89048

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



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Signature *James Leo Wadsworth* Capacity Grantor

Signature _____ Capacity Grantee

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

Print Name: JAMES LEO WADSWORTH and KATHLEEN WADSWORTH

Address: PO Box 734

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State: NV Zip: 89042

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(REQUIRED)**

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