Official Record

Recording requested By COW COUNTY TITLE CO.

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$16.00 Page 1 RPTT: \$390.00 Recorded By: AE

Book- 310 Page-0206



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: Same as below 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
- 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

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

JAMES LEO WADSWORTH	Kathleen WADSWORTH
State of <u>Nevada</u>	
County of Lincoln) ss.	
This instrument was acknowledged before me of JAMES LEO WADSWORTH and KATHLEEN V	on the <u>30th</u> day of <u>March</u> , <u>2017</u> By: VADSWORTH
Signature: Notary Public Don-Rita Ric	Vai



DON-RITA RICE NOTARY PUBLIC STATE OF NEVADA Appt. No. 16-2506-11 My Appt. Expires May 7, 2020

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°023'30" 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.

DOC # DV-151141

04/05/2017

04:38 PM

Official Record

Lincoln County - NV

Recording requested By COW COUNTY TITLE CO.

STATE OF NEVADA

DECLARA	ATION OF VALUE FORM			Lesi	ie Bouch	er – Red	conde
1. Assessor	Parcel Number(s)			Page 1	l of 2	Fee: \$1	6 00
a) 012-12	0-09			_	led By: RE	RPTT: \$	
b)		_		Book-	310 Page	– 0206	
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	and belief, and can be supported by doc						
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Signature		///	anacity	Grantee			
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, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	KATHLEEN WADSWORTH	, , , , , , , , , , , , , , , , , , , ,	PHILLIP				
Address:	PO Box 734	Address:	P.O. Box				
City:	Panaca	City:	Caliente				
State: NV	Zip: 89042	State: NV		Zip:	89008		
	 / /						
	PERSON REQUESTING RECORDING			or buyer)			
	Cow County Title Co.	_ Escrow #:	76577				
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City:	Pahrump	_State: <u>NV</u>			89048		
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