

APN: 001-240-09  
A portion of 001-240-53  
A portion of 001-240-09

RETURN RECORDED DEED TO:  
Ronald Lee Mills  
3930 State Route 318  
Hiko, Nevada 89017

GRANTEE/MAIL TAX STATEMENTS TO:  
Ronald Lee Mills  
3930 State Route 318  
Hiko, Nevada 89017



**GRANT BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 4<sup>th</sup> day of May, 2017, between PAT KELLEY, aka, PATRICK KELLEY, Successor Trustee of THE BRYANT EUGENE BLACKBURN LIVING TRUST dated January 17, 2013, the party of the first part and hereinafter referred to as "GRANTOR", and RONALD LEE MILLS, a single man, as his sole and separate property, and as, the party of the second part and hereinafter referred to as "GRANTEE."

**WITNESSETH:**

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant, bargain and sale unto the GRANTEE, and to his heirs and assigns, forever, all their rights, title and interest in and to those certain lots, pieces and parcels of land situate in Pioche, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

APN 001-240-09

The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 14, Township 1 North, Range 67 East, M.D. B.&M.

Excepting therefrom the South Thirty (30.00) feet for public roadway.

Said Parcel is also described as:

Parcel Three (3) as shown by map thereof in Book "A1" of plats, page 276A as Document No. 87416, in the Office of the County Recorder, Lincoln County, Nevada.

AND



A Portion of APN 001-240-53 and APN 001-240-09, and further described as:  
 RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT BRYANT  
 BLACKBURN AND DELORES VAN DUSEN recorded on February 27, 2017 in the  
 Official Record of the Lincoln County Recorder's Office, State of Nevada, Document  
 #0150963, in Plat Book D, Page 0224

ADJUSTED AREA:

LOCATED IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 1  
 NORTH RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, WITHIN  
 LINCOLN COUNTY, NEVADA, AND BEING MORE PARTICULARLY  
 DESCRIBED AS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF BARTOLO ROAD, SAID  
 POINT BEING THE NORTHWEST CORNER OF PARCEL 3 AS RECORDED IN  
 BOOK PLAT A, PAGE 276A OF PARCEL MAPS IN THE OFFICIAL RECORDS OF  
 LINCOLN COUNTY, NEVADA AND RUNNING;

THENCE NORTHEASTERLY 21.91 FEET ALONG THE ARC OF A 2210.43 FOOT  
 RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 00°34'05" AND  
 THE CENTER BEARS NORTH 42°59'58" WEST, ALONG THE EASTERLY LINE  
 OF SAID BARTOLO ROAD AND THE WESTERLY LINE OF PARCEL 23-A AS  
 RECORDED IN BOOK PLAT A, PAGE 282 OF PARCEL MAPS;

THENCE SOUTH 43°34'03" EAST 20.24 FEET TO THE NORTHERLY LINE OF  
 SAID PARCEL 3;

THENCE SOUTH 89°20'00" WEST 29.89 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 221 SQUARE FEET, MORE OR LESS (AS-DESCRIBED).

TOGETHER WITH all and singular the tenements, hereditaments, and  
 appurtenances thereunto belonging or in anywise appertaining and the reversion(s),  
 remainder(s), rents, issues and profits thereof; also all possession, claim and demand  
 whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the  
 said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the  
 appurtenances, unto the said GRANTEEES, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR have hereunto set his hand the day and year  
 first above written.

*Patrick Kelley, Trustee*  
 Pat Kelley, aka Patrick Kelley Successor Trustee of  
 THE BRYANT EUGENE BLACKBURN LIVING TRUST  
 dated January 17, 2013

///

///

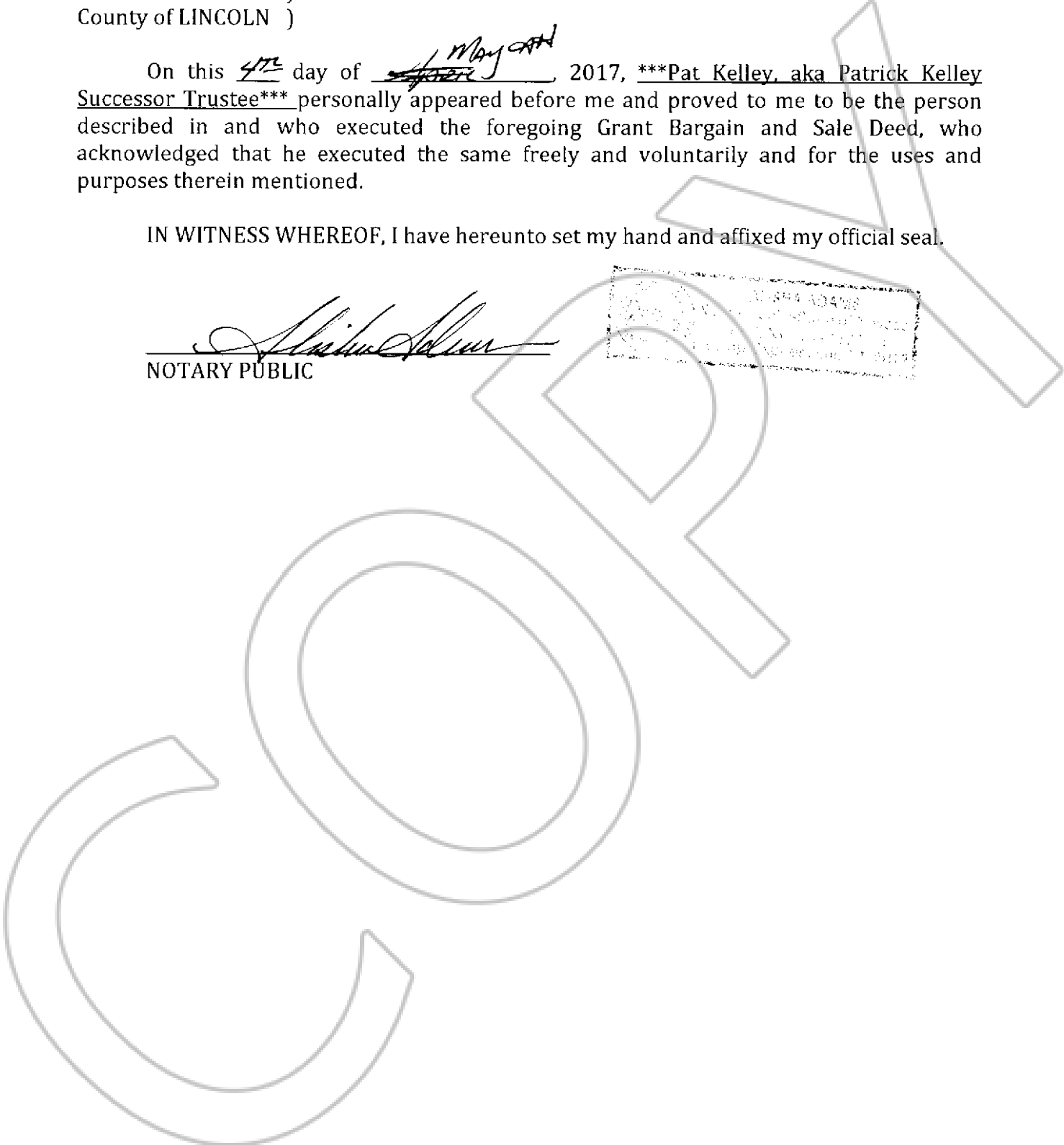
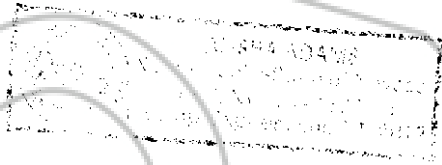


State of NEVADA     )  
                                  )ss.  
County of LINCOLN    )

On this 4<sup>th</sup> day of May ~~April~~ 2017, \*\*\*Pat Kelley, aka Patrick Kelley Successor Trustee\*\*\* personally appeared before me and proved to me to be the person described in and who executed the foregoing Grant Bargain and Sale Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

*[Signature]*  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
RONALD L. MILLS

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00  
Recorded By: AK RPTT: \$292.50  
Book- 311 Page- 0052

- 1. Assessor Parcel Number(s)
  - a. 001-240-09
  - b. A Portion of 001-240-53
  - c. A Portion of 001-240-09
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 75,000.00
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ 292.50

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 Patrick Kelley Capacity: Grantor Trustee

Signature Ronald L Mills Capacity: Grantee

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

Print Name: See Attached  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Ronald Lee Mills  
Address: 3930 State Route 318  
City: Hiko  
State: NV Zip: 89017

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



SELLER (GRANTOR)/ BUYER (GRANTEE) INFORMATION

SELLER (GRANTOR)

Pat Kelly, aka Patrick Kelly

Successor Trustee of

THE BRYANT EUGENE BLACKBURN LIVING TRUST

P.O. Box 1004

Pioche, Nevada 89043

BUYER (GRANTEE)

Ronald Lee Mills

3930 State Route 318

Hiko, Nevada 89017

