

**Official Record**

Recording requested By  
COW COUNTY TITLE CO.

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: **\$16.00**

Page 1 of 3

RPTT: \$312.00

Recorded By: AK

Book- 311 Page- 0163



0151747

APN: 004-121-18

**RECORDING REQUESTED BY:**

NEVADA STATE TITLE  
Escrow No. 2017041749

78018

**When Recorded Mail Document  
and Tax Statement To:**

Kadie Thomas  
P O Box 390  
Alamo, NV 89001

RPTT: \$ 312.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Bryan S. Sheldon, Successor Trustee of the Sheldon 1984 Trust

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Kadie Thomas, a single woman

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

SUBJECT TO:1. Taxes for the fiscal year 2016-2017.

2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: May 4, 2017



THE SHELDON 1984 TRUST

By: *B. Sheldon*  
Bryan S. Sheldon, Successor Trustee

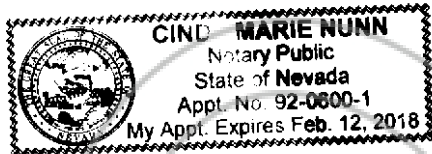
STATE OF NEVADA

COUNTY OF CLARK

This instrument was acknowledged before me on  
May 5, 2017 by  
BRYAN S. SHELDON, Successor Trustee

WITNESS my hand and official seal.

*Cindy Marie Nunn*  
NOTARY PUBLIC in and for said County and State.





## EXHIBIT "A"

APN: 004-121-18

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

Lot Forty-nine (49) of ALAMO SOUTH SUBDIVISION, TRACT NO. 1, UNIT NO. 2, as shown by final plat recorded January 13, 1977 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 126 as File No. 59021, Lincoln County, Nevada records.

EXEPTING THEREFROM that portion of Lot 49, Tract No. 1, Unit No. 2 Alamo South Subdivision located West of the 21 foot irrigation easement situate in the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 7 South, Range 61 East, M.D.B. & M., as conveyed by Deed recorded December 18, 1987 in Book 78 of Official Records, page 89 as File No. 88148, Lincoln County, Nevada records.

EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said tract as reserved in the land patent recorded April 9, 1927 in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$16.00
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1. Assessor Parcel Number(s)

- a) 004-121-18
b)
c)
d)

2. Type of Property:

- a) Vacant Land
b) Single Fam. Res.
c) Condo/Townhouse
d) 2-4 Plex
e) Apt. Bldg.
f) Comm'Wind'l
g) Agricultural
h) Mobile Home
i) Other

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

- 3. a) Total Value/Sales Price of Property \$ 80,000.00
b) Deed in Lieu of Foreclosure Only (value of property) \$
c) Transfer Tax Value: \$ 80,000.00
d) Real Property Tax Due \$ 808,000 312.00

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
b) Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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: [Handwritten Signature]

Capacity: Grantor

Signature:

Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: The Sheldon 1984 Trust

Print Name: Kadie Thomas

Address: PO Box 35

Address: P O Box 390

City, State, Zip: Logandale, NV 89021

City, State, Zip: Alamo, NV 89001

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

Nevada State Title Escrow #: CNSUM-2017041749-

2470 Paseo Verde Pkwy #175

Henderson, NV 89074

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