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06/28/2017

04:03 PM

Official Record

Recording requested By
BOYCE & GIANNI, LLP

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00

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RPT:

Recorded By: AK

Book- 312 Page- 0453



ASSESSOR PARCEL NO.: 006-041-03

RECORDING REQUESTED BY:
Boyce & Gianni, LLP

WHEN RECORDED MAIL TO:
BOYCE & GIANNI, LLP
1701 N. Green Valley Pkwy., Ste. 8-A
Henderson, NV 89074

MAIL TAX STATEMENTS TO:
SHEARER FAMILY TRUST
3611 East Hacienda Avenue
Las Vegas, NV 89120-1337

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DOUGLAS A. SHEARER and ANN M. SHEARER, husband and wife as joint tenants, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to DOUGLAS A. SHEARER and ANN M. SHEARER, Trustees of the SHEARER FAMILY TRUST, dated June 9, 2017, all of their interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

That portion of Government Lot Four (4) in Section 2, Township 4 North, Range 67 East, M. D. B. & M., except the Westerly 954.87', also except the Easterly 70.23'. The remaining portion being 294.90' along the Northerly border, 738.14' along the Easterly border, 294.90' along the Southerly border, and 738.587' along the Westerly border.

EXCEPT THEREFROM easement for present roadway and also subject to the following:

1.

Said property shall be used exclusively for the development of permanent living quarters and or vacation living quarters, including the use for domestic animals and other development consistent with ranchette and vacation home type use.

2.

Said property shall not be used for the development of any commerciality enterprise.

3.

No portion of said property shall be sold, leased, assigned or otherwise hypothecated which results in any parcel less than five acres.

4.

House trailers or non-permanent type buildings shall occupy the premises for a period of not longer than one year and then only during the construction of permanent type dwellings, except that for a period not to exceed three months (cumulative) of each calendar year, no more than two trailers at one time may be parked on each five acres, for the use of the owners and their guests for vacation purposes.

The conditions and restrictions in paragraph 1, 2, 3, and 4 shall be considered as personal covenants for the benefit of the parties of the first part and their successors in title, if any, as the developer of the remaining unsold portion of Williams and Sons Ranch Estate, and may be enforced by the parties of the first part or their successors in title, as such developers. For the violation of any of the conditions set forth in paragraph 1, 2, 3, and 4 above, the party of the first part shall have the right:

1. of action for liquidated damages in the sum of \$1,000.00 for each five acres conveyed hereunder, which is considered the present value of the said property, and said liquidated damages shall be and remain a lien on the property herein described; or
2. at the exclusive option of the first party to have the property immediately revert to the party of the first part, their successors and assigns, if any.

Commonly known as: 21157 Pinion Pine Road, Lincoln County, Nevada

- Subject to:
1. Rights of way, reservations, restrictions, easements and conditions of record.
 2. Pursuant to the Powers of Trustee as described in Exhibit A attached hereto and incorporated herein by reference.

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

Witness our hands this 23 day of June, 2017.

Douglas A. Shearer
DOUGLAS A.N SHEARER

Ann M. Shearer
ANN M. SHEARER



STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

This instrument was acknowledged before me on June 23, 2017, by
DOUGLAS A. SHEARER and ANN M. SHEARER.

Lisa D Crawford

Notary Public

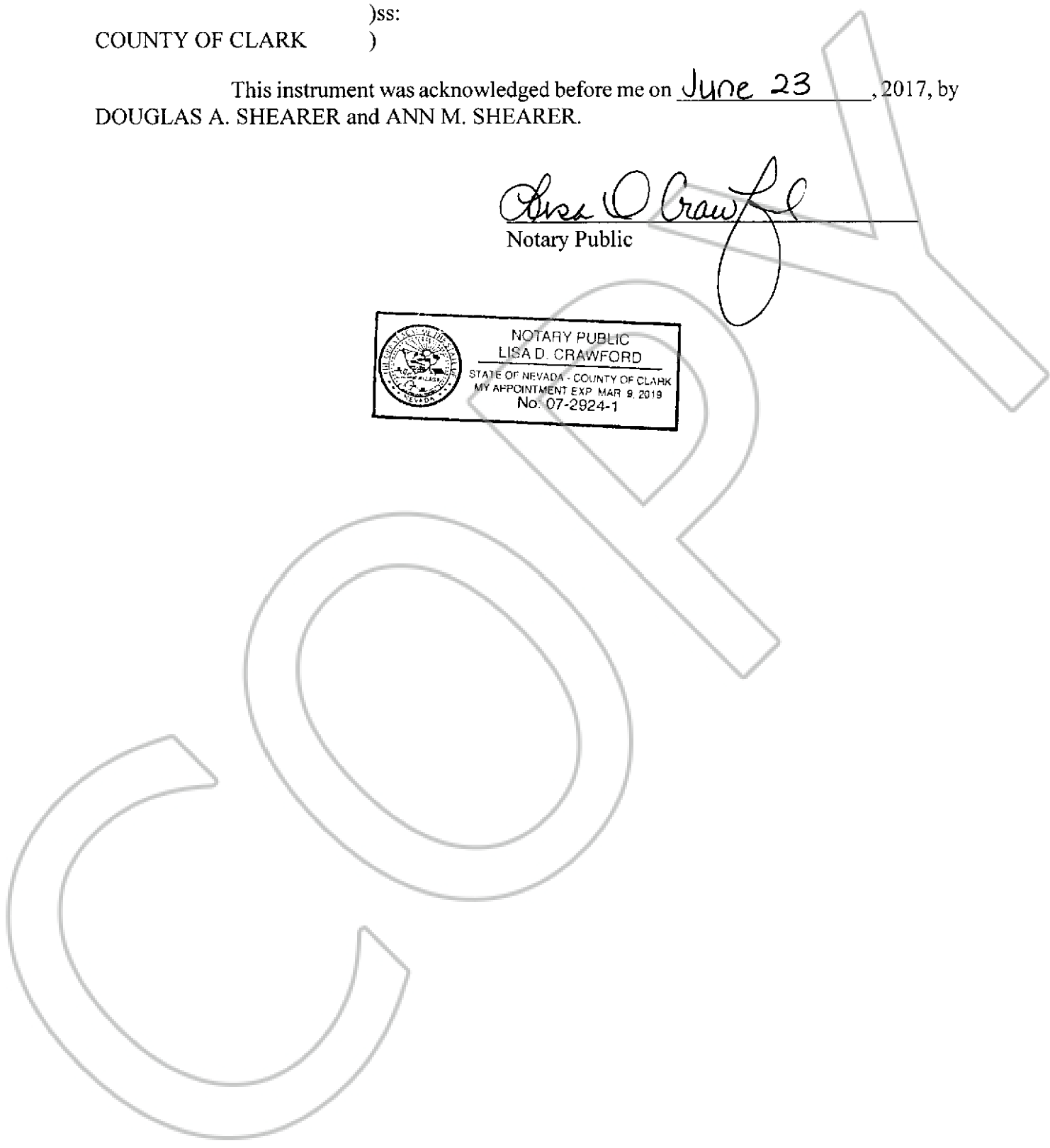
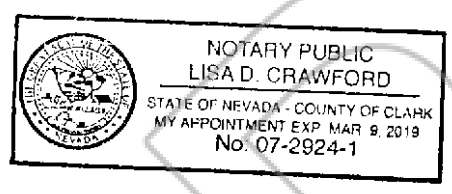




EXHIBIT A

DOUGLAS A. SHEARER and ANN M. SHEARER, as Trustees, are hereby vested with complete power of disposition of the real estate herein described, including the power to plat, sell, encumber mortgage and convey as a whole or in parcels and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument of power in the Trustees to sell, encumber, mortgage and convey, nor shall any purchaser be obligated to see to the disposition of any purchase money paid to said Trustees.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this instrument.

This conveyance is made in trust to and in accordance with the SHEARER FAMILY TRUST, dated June 9, 2017.

STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
BOYCE & GIANNI, LLP

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$17.00
Recorded By: AK RPTT:
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- 1. Assessor Parcel Number(s)
a. 006-041-03
b.
c.
d.

- 2. Type of Property:
a. [] Vacant Land b. [X] Single Fam. Res.
c. [] Condo/Twnhse d. [] 2-4 Plex
e. [] Apt. Bldg f. [] Comm'/Ind'l
g. [] Agricultural h. [] Mobile Home
[] Other

FOR RECORD'S OPTIONAL USE ONLY

Book: Page:

Date of Recording:

Notes:

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 007
b. Explain Reason for Exemption: THIS IS A TRANSFER OF TITLE TO/FROM TRUST WITHOUT CONSIDERATION

- 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: [Handwritten Signature]

Capacity: Attorney for GRANTOR

Signature: _____

Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)

DOUGLAS A. SHEARER
Print Name: ANN M. SHEARER
Address: 3611 East Hacienda Avenue
City: Las Vegas
State: NV Zip: 89120

BUYER (GRANTEE) INFORMATION (REQUIRED)

SHEARER FAMILY TRUST, dated
Print Name: June 9, 2017
Address: 3611 East Hacienda Avenue
City: Las Vegas
State: NV Zip: 89120

COMPANY REQUESTING RECORDING

Print Name: BOYCE & GIANNI, LLP
Address: 1701 N. Green Valley Pkwy. #8-A
City: Henderson

Escrow #:
State: NV Zip: 89074