

Official Record

Recording requested By  
ROBERT C & VIVIAN C. LEWIS 1990 TRU

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$35.00 Page 1 of 9  
RPTT: \$4,680.00 Recorded By: AE  
Book- 317 Page- 0514

APN: 08-241-02; 08-241-03, 08-231-01, 08-231-02,  
08-281-04, 08-151-03, 08-281-03, 08-281-05, 08-281-06,  
08-281-07, 08-161-05, 008-151-01



GRANT, BARGAIN, SALE DEED

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law:

(State specific law)

Vivian Lewis GRANTOR  
Signature Title

VIVIAN LEWIS  
Print

FEBRUARY 8, 2018

Date

Grantees address and mail tax statement:

PAUL C. LEWIS, TRUSTEE

P.O. BOX 16

MOAPA, NV. 89025



**APN: 08-241-02; 08-241-03, 08-231-01, 08-231-02,  
08-281-04, 08-151-03, 08-281-03, 08-281-05, 08-281-06,  
08-281-07, 08-161-05, 008-151-01**

**WHEN RECORDED MAIL  
TAX STATEMENTS AND  
DOCUMENTS TO:**

Paul C. Lewis  
P.O. Box 16  
Moapa, Nv. 89025

**GRANT, BARGAIN, SALE DEED**

**FOR VALUABLE CONSIDERATION, Robert C. and Vivian C. Lewis, Co-trustees of the Robert C. and Vivian C. Lewis 1990 Trust, dated 20 June 1990, P. O. Box 520, Moapa, Nevada 89025, GRANTOR**

**do hereby CONVEY, GRANT, BARGAIN, SELL, AND WARRANT to**

**the “Paul & Lou Jeanne Lewis 2000 Trust” dated 2 August 2000, P.O. Box 16, Moapa, Nevada 89025, Paul C. Lewis, surviving Trustee , GRANTEE**

all of the right, title, and interest held by the Grantor(s) in and to the real property situate in the County of Lincoln, State of Nevada that is more particularly described on Exhibits “A”, “B”, “C”, “D”, and “E” which are attached hereto and incorporated herein by this reference. For the purposes of NRS 164.067(1), there are no limitations on the Trustees’ power to sell, convey or encumber the property conveyed hereby.

**SUBJECT TO:**

1. any unpaid taxes and/or assessments
2. any encumbrance, covenant, easements of record, restriction reservation and right-of-way that is visible or of record.

**TOGETHER WITH** all rights of title, tenements, hereditaments and appurtenances, including any easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.



## EXHIBIT "A"

APN: 08-241-02; 08-241-03  
Bunker Place/Leavitt property purchase

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

The Southwest Quarter (SW  $\frac{1}{4}$ ) of the Southwest Quarter (SW  $\frac{1}{4}$ ) and the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) and the West Half (W  $\frac{1}{2}$ ) of the Northwest Quarter (NW  $\frac{1}{4}$ ) of Section 25, Township 12 South, Range 65 East, M.D.B. & M.

EXCEPTING THEREFROM those portions lying and being within the Union Pacific Railroad right-of-way and any state and county roads.

**EXHIBIT "B"**

APN: 08-231-01

Upper Breedlove property purchase

Parcel 1:

The East Half (E ½) of the Southwest Quarter (SW ¼) of Section 1, Township 12 South, Range 65 East, M.D.B. & M.

Parcel 2:

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M.

APN: 08-231-02

Lower Breedlove property purchase

Parcel 1:

The Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M.

Parcel 2:

The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 13, Township 12 South, Range 65 East, M.D.B. & M.

Parcel 3:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 13, Township 12 South, Range 65 East, M.D.B. & M.

TOGETHER WITH an easement 50 feet in width along the old railroad grade across the following:

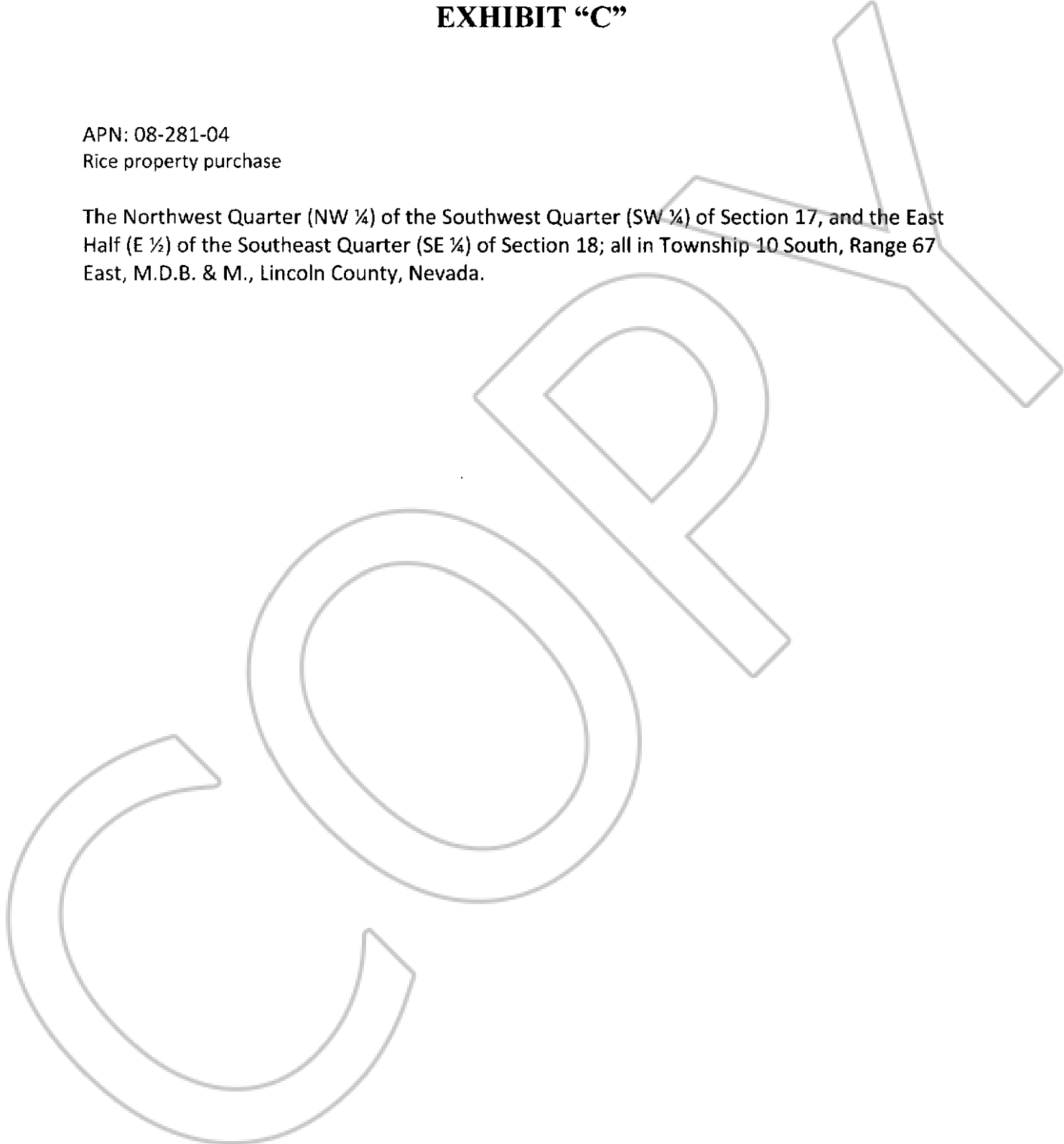
The North Half (N ½) of the Northwest Quarter (NW ¼) of Section 13, Township 12 South, Range 65 East, M.D. B. & M., and the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M., and the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 12, Township 12 South, Range 65 East, M.D.B. & M. TO THE East Half (E ½) of the Southwest Quarter (SW ¼) of Section 1, Township 12 South, Range 65 East, M.D.B. & M.



## EXHIBIT "C"

APN: 08-281-04  
Rice property purchase

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 17, and the East Half (E ½) of the Southeast Quarter (SE ¼) of Section 18; all in Township 10 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada.





## EXHIBIT "D"

APN 08-151-03, 08-281-03, 08-281-05, 08-281-06, 08-281-07, 08-161-05  
OLSON PROPERTY PURCHASE

PARCEL NO: 08-151-03

The E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$ ; and the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$ , Section 22; the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$ , Section 23, all in Township 9 South, Range 67 East, M.D.B. & M.

Together with an easement for the purpose of driving and herding cattle over and across the adjacent property, granted by Sand Springs Potato Company, a limited partnership, recorded April 4, 1974, in Book 9, page 605, Official Records.

PARCEL NO: 08-281-03

The NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 19, the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 18, the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 19, all in Township 10 South, Range 67 East, M.D.B. & M.

PARCEL NO: 08-281-05, 08-281-06, 08-281-07

SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 24, Township 10 South, Range 66 East, M.D.B. & M.

N  $\frac{1}{2}$  of Lot 2, N  $\frac{1}{2}$  SE  $\frac{1}{4}$  NW  $\frac{1}{4}$ , N  $\frac{1}{2}$  NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  NE  $\frac{1}{4}$ , Section 19, Township 10 South, Range 67 East, M.D.B. & M.

PARCEL NO: 08-161-05

The E  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27; the E  $\frac{1}{2}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 9 South, Range 67 East, M.D.B. & M., in Lincoln County, Nevada.

PARCEL NO: 08-161-7

E  $\frac{1}{2}$  and the E  $\frac{1}{2}$  of the W  $\frac{1}{2}$ , Section 27, Township 9 South, Range 67 East, M.D.B. & M.

Together with an easement for the purpose of driving and herding cattle over and across the adjacent property, granted by Sand Springs Potato Company, a limited partnership, recorded April 4, 1974, in Book 9, Page 605, Official Records.

EXCEPTING THEREFROM that certain portion of land being a portion of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 9 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada, and further described as follows:

**EXHIBIT "D" (CONTINUED)**

Beginning at the Southeast corner of this Parcel from which the Southeast corner of said Section 27, bears S 12° 52' 07" E, 1,575.55 feet;  
thence N 76° 13' W, 660.00 feet;  
thence N 13° 47' E, 660.00 feet;  
thence S 76° 13' E, 660.00 feet;  
thence S 13° 47' W, 660.00 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the E ½ of the SE ¼ of the NE ¼ of the SE ¼ of Section 27; the E ½ of the NE ¼ of the SE ¼ of the SE ¼ of Section 27, Township 9 South, Range 67 East, M.D.B. & M., in Lincoln County, Nevada.



## EXHIBIT "E"

APN: 008-151-01  
Jensen property purchase

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

Parcel 1:

The Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼); The West Half (W ½) of the Southwest Quarter (SW ¼); The East Half (E ½) of the Southwest Quarter (SW ¼); The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), Section 11 Township 9 South, Range 67 East, M.D.B.& M.

Parcel 2:

The Northwest Quarter (NW ¼); The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼), Section 14, Township 9 South, Range 67 East, M.D.B.& M.





Dated this 28<sup>th</sup> day of December, 2017.

*Robert C Lewis co-trustee*

Robert C. Lewis, Co-trustee

*Vivian C. Lewis, Co-trustee*

Vivian C. Lewis, Co-trustee

State of Nevada )  
                          ) ss.  
County of Clark )

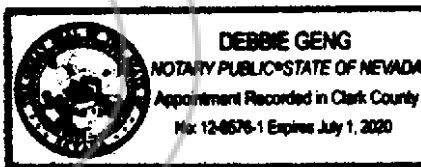
On December 28, 2017, before me, a Notary Public, personally appeared **Robert C. Lewis and Vivian C. Lewis**, Co-trustees of the Robert C. and Vivian C. Lewis 1990 Trust, dated 20 June 1990, personally known to me (or proved to me on the base of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

*Debbie Geng*

Notary Public

7/1/2020

My commission expires:



Recording requested By  
ROBERT C & VIVIAN C. LEWIS 1990 TRU

STATE OF NEVADA  
DECLARATION OF VALUE FORM

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$35.00  
Recorded By: AE RPTT: \$4,680.00  
Book- 317 Page- 0514

1. Assessor Parcel Number(s)

- a) 08-151-03, 08-281-03, 08-241-02
- b) 08-231-02, 08-281-06, 08-241-03
- c) 08-281-07, 08-161-05, 08-281-05,
- d) 008-151-01, 08-281-04, 08-231-01

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
- Other

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 1,200,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due

\$ 4,680.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 Vivian Lewis Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: Robert C and Vivian C. Lewis  
Address: P.O. Box 520  
City: Moapa  
State: NV Zip: 89025

(REQUIRED)  
Print Name: Paul + Lou Jeanne Lewis 2000 Trust  
Address: P.O. Box 16  
City: Moapa  
State: NV Zip: 89025

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

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