



OFFICIAL RECORD  
 LESLIE BOUCHER, RECORDER

<b>A P N No</b>	002-043-01, 002-043-02
<b>R P T T</b>	\$1 326 00
<b>Escrow No</b>	79175
<b>Recording Requested By</b>	
Cow County Title Co	
<b>Mail Tax Statements To</b>	<i>Same as below</i>
<b>When Recorded Mail To</b>	
ROBERT MATHEWS, ET AL	
P O Box 328	
Panaca, NV 89042	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH That **VANDA HAYNES, ROXANNE PROBST and EMILY GAYLE MUSE, Successor Co-Trustees of the EMILY BROOKIE SWALLOW TRUST dated August 18, 2009** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ROBERT MATHEWS, CAROL L. MATHEWS, husband and wife as joint tenants, as to a 50% interest, SHANE R. MATHEWS, and JENNY R. MATHEWS, husband and wife as joint tenants, as to an undivided 50% interest, as tenants in common**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows

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

### PARCEL 1

The North Half (N1/2) of Lot 1 in Block 19 in the Town of Panaca, as shown on the Official Map thereof recorded March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 34, Lincoln County, Nevada records

Together with that parcel of land acquired by the Decree Quieting Title filed in the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln, Case No 31-6-2000LC, recorded September 28, 2000 in Book 151 of Official Records, page 94 as File No 115319, Lincoln County, Nevada records, described as follows

That portion of an unclaimed and apparent unowned parcel extending from the West boundary towards the East boundary of Block 19, in the Town of Panaca, Lincoln County Nevada, in the Southeast Quarter (SE1/4) of the Southeast Quarter of Section 5 Township 2 South, Range 68 East M D B & M , and more particularly described as follows

Beginning at the Southwest corner of said parcel monumented by a 5/8 inch rebar with plastic cap stamped L Smith PLS 12751, from which the Southeast corner of said Section 5 (which is monumented by a standard B L M brass cap) bears South 58°25'41" East, 567 36 feet,

Thence North 0°16'53" West 12 00 feet, monumented by a 5/8 inch rebar with plastic cap stamped L Smith PLS 12751 along the West boundary of said Block 19

Thence North 89°47'44" East 264 00 feet monumented by a 5/8 inch rebar with plastic cap stamped L Smith PLS 12751 to the East Lot 1 line of said Block 19

Thence North 89°06'13" East 86 56 feet, monumented by a 5/8 inch rebar with plastic cap stamped L

Smith PLS 12751 to a fence which projects Northerly and Southerly,  
Thence South 3°46'37" East 12 01 feet monumented by a 5/8 inch rebar with plastic cap stamped L  
Smith PLS 12751 along the said fence,  
Thence South 89°06'13" West, 87 29 feet, monumented by a 5/8 inch rebar with plastic cap stamped  
L Smith PLS 12751 to the East line of said Lot 1 from which the center of Block 19 bears South 0°16'15"  
East, 120 00 feet, monumented by a 5/8 inch rebar with aluminum cap stamped L Smith PLS 12751,  
Thence South 89°47'44" West 264 00 feet to the point of beginning

Basis of Bearings being the South line of said Section 5 as given on the Town of Panaca Annexation  
Map recorded in Book B of Plats page 90 Lincoln County, Nevada records

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018 002-043-01

## PARCEL 2

That portion of Lot 2 in Block 19 in the Town of Panaca, as shown on the Official Map thereof recorded  
March 6, 1922 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page  
34, Lincoln County, Nevada records, more particularly described as follows

Commencing at the Northwest corner of Lot 2 in Block 19, as said Lot and Block are delineated on the  
Official Plat of said Town of Panaca now on file in the Office of the County Recorder of said County of  
Lincoln and running thence East 66 feet,  
Thence South 132 feet,  
Thence West 66 feet,  
Thence North 132 feet, to the place of beginning

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018 002-043-02

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed,  
recorded December 15, 2010 in Book 260 Official Records, page 570, as File No 137471 and from a  
Decree Quieting Title recorded September 28, 2000 in Book 151 of Official Records, page 94 as File No  
115319, Lincoln County, Nevada records

This additional information required by NRS 111 312 and NRS 239B 030

### SUBJECT TO

- 1 Taxes for the fiscal year,
- 2 Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises
- 3 A new Deed of Trust to record concurrent

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

The parties are executing this document in counterpart for the purpose of facilitating its execution The  
counterparts are to be considered and interpreted as a single document

Dated April 19 2018

EMILY BROOKIE SWALLOW TRUST DATED  
AUGUST 18 2009

BY *Vanda Haynes*  
VANDA HAYNES  
Successor Co-Trustee

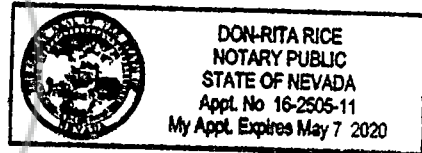
BY *Roxanne Probst*  
ROXANNE PROBST  
Successor Co-Trustee

BY *Emily Gayle Muse*  
EMILY GAYLE MUSE  
Successor Co-Trustee

State of NEVADA )  
County of LINCOLN ) ss

This instrument was acknowledged before me on the 30th day of April, 2018  
By VANDA HAYNES, ROXANNE PROBST, EMILY GAYLE MUSE

Signature *Don-Rita Rice*  
Notary Public Don-Rita Rice  
Expiration Date 5/7/20



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1 Assessor Parcel Number(s)  
 a) 002-043-01  
 b) 002-043-02  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording _____	
<b>Notes</b>	

3 Total Value/Sale Price of Property \$340 000 00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value \$340 000 00  
 Real Property Transfer Tax Due \$1 326 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 %  
 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 *Roxanne Probst* Capacity Grantor  
 ROXANNE PROBST, Co-Trustee

Signature \_\_\_\_\_ Capacity Grantee  
 ROBERT MATHEWS

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name EMILY BROOKIE SWALLOW TRUST, dated August 18 2009  
 Address 210 South 960 East  
 City Orem  
 State UT Zip 84097

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name ROBERT MATHEWS CAROL L MATHEWS SHANE R MATHEWS, and JENNY R MATHEWS  
 Address P O Box 328  
 City Panaca  
 State NV Zip 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name Cow County Title Co Escrow # 79175  
 Address P O Box 518 328 Main Street  
 City Pioche State NV Zip 89043