

WHEN RECORDED MAIL TO

Wild West Land Company

848 N. Rainbow Blvd. Unit 8155

Las Vegas, NV 89107

LINCOLN COUNTY, NV	2018-154560
\$109.10	
RPTT:\$74.10 Rec:\$35.00	05/31/2018 08:16 AM
WILD WEST LAND COMPANY LLC	Pgs=3 AE
OFFICIAL RECORD	
LESLIE BOUCHER, RECORDER	

WARRANTY DEED

THE GRANTOR(S), Roseleen R. Anderson aka Roseleen R. Dixon, a remarried widow of Ronald H. Anderson, Individually and as Trustee of the Roseleen Anderson Living Trust, dated September 18, 2000., as sole and separate property and/or trust property, for and in consideration of: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Wild West Land Company LLC, a Nevada Limited Liability Company with a mailing address of 848 N. Rainbow Blvd. Unit 8155, Las Vegas, NV 89107 the following described real estate, together with improvements, if any, situated in the County of Lincoln, State of NV:

Parcel ID: 013-030-09

Legal Description:

The Southeast Quarter (SE4) of Northwest Quarter (NW4) of the Southwest Quarter (SW4) of the Northwest Quarter (NW4) of Section 2, Township 3 South, Range 67 East, Lincoln County, Nevada, also known as Parcel 013-030-09

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof; and the estate, right, title, interest, claim and demand whatsoever, of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the said premises above described, with appurtenances, unto the grantee, it successors and assigns forever. The Grantor, for himself/herself, his/her heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of delivery he/she is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee

simple and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all other grants, bargain, sell and convey the same in the manner encumbrances and restrictions of whatever kind or nature soever, except taxes for the current year. a lien but not yet due or payable, easements, restrictions, covenants and right of way, of record, if any.

The grantor shall and will WARRANT AND FOREVER DEFEND, the above bargained premises in the quiet and peaceable possession of the grantee, their heirs and assigns, against all and ever person or persons lawfully claiming or to claim the whole or any part thereof, the singular number shall include the plural, the plural the singular and any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed on this the 22nd day of May, 2018.

Roseleen Dixon

Roseleen Dixon AKA
Roseleen Anderson
493 E Country Club Rd
Camp Verde, AZ 86322

Acknowledgment of Trustee

STATE OF Az

COUNTY OF Yavapai

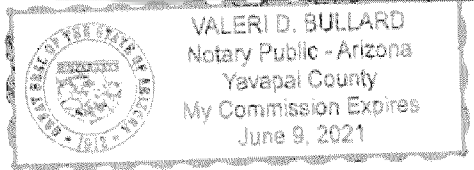
The foregoing instrument was acknowledged before me this 5-22-18 (date), by Roseleen R. Anderson aka Roseleen R. Dixon Trustee of the Roseleen Anderson Living Trust, dated September 18, 2000. who is (are) personally known to me or who has (have) produced ID (Roseleen Dixon) (type of identification) as identification.

Valeri D Bullard
Notary Public

Printed Name: Valeri D Bullard

My Commission Expires: 6/9/21

Commission # _____



Acknowledgment of Individual

STATE OF AZ

COUNTY OF Yavapai

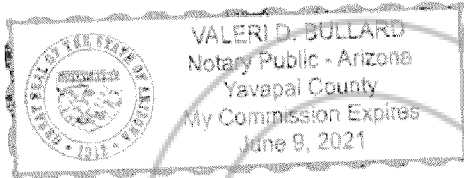
The foregoing instrument was acknowledged before me this 5-22-18 (date), by Roseleen R. Anderson aka Roseleen R. Dixson, a remarried widow of Ronald H. Anderson Individually who is (are) personally known to me or who has (have) produced SD DL (Roseleen Dixson) (type of identification) as identification.

Valeri D. Bullard
Notary Public

Printed Name: Valeri D Bullard

My Commission Expires: 6/9/21

Commission # _____



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a. 013-030-09
 b. _____
 c. _____
 d. _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|------------------|
| a. <input checked="" type="checkbox"/> | Vacant Land | b. <input 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	<u>\$1500</u>
b. Deed in Lieu of Foreclosure Only (value of property (_____)	
c. Transfer Tax Value:	<u>\$18,703</u>
d. Real Property Transfer Tax Due	<u>\$ 74.10</u>

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.

Chris Gibson

Signature _____ Capacity: Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Roseleen R. Anderson aka Roseleen R. Dixon Trustee Roseleen Anderson Living Trust
 Address: 493 E Country Club Rd
 City: Camp Verde
 State: AZ Zip: 86322

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Wild West Land Company LLC
 Address: 848 N. Rainbow Blvd. Unit 8155
 City: Las Vegas
 State: NV Zip: 89107

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____