

LINCOLN COUNTY, NV

2018-155266

RPTT:\$195.00 Rec:\$35.00

Total:\$230.00

10/02/2018 01:43 PM

COW COUNTY TITLE CO.

Pgs=4 AK

A.P.N. No.:	003-078-29
R.P.T.T.	\$195.00
Escrow No.:	80029
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
WALTER E. WILCOX	
P O Box 224	
Caliente, NV 89008	



OFFICIAL RECORD
LESLIE BOUCHER, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **SUE ANN ROBERTS, Successor Trustee of THE JAMES B. ROBERTS AND DOROTHY N. ROBERTS REVOCABLE LIVING TRUST, dated March 23, 1990** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **WALTER E. WILCOX, an unmarried man**, 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:

Being a portion of the East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., commonly known as House No. 12 in the Railroad Row, and more particularly described as follows:

COMMENCING at the center of said Section 8; thence North along the East line of said Northwest Quarter (NW1/4) 974.85 feet; thence West at right angles to said East line 514.50 feet to the TRUE POINT OF BEGINNING; thence North parallel with said East line 54.13 feet; thence West at right angles 121.00 feet; thence South 54.13 feet along the line parallel with distance of 24.50 feet measured at right angles from West line of East Half (1/2) of Northwest Quarter (NW1/4); thence East at right angles to said parallel line 121.00 feet to the TRUE POINT OF BEGINNING.

Except all mineral and all mineral right of every kind and character, now known to exist or hereafter discovered including without limiting on the generality of the foregoing, oil, gas, and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the grantee, as reserved in the Deed from Los Angeles and Salt Lake Railroad, formerly San Pedro, Los Angeles and Salt Lake Railroad, recorded October 30, 1959 in Book "L-1" of Real Estate Deeds, page 235 as File No. 37013, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2018 - 2019: 003-078-29

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed, recorded April 3, 1990 in Book 90 of Official Records, page 68, as File No. 93842 Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

(One inch Margin on all sides of Document for Recorder's Use Only)

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.

Dated: September 14, 2018

THE JAMES B. ROBERTS AND DOROTHY N. ROBERTS REVOCABLE LIVING TRUST, DATED MARCH 23, 1990

BY: Sue Ann Roberts Successor Trustee
SUE ANN ROBERTS
Successor Trustee

State of Nebraska)
County of Lancaster) ss.

This instrument was acknowledged before me on the 21st day of September, 2018
By: SUE ANN ROBERTS

Signature: Randy Nickel
Notary Public
Expiration Date: 1-26-22

State of Nebraska - General Notary
RANDY NICKEL
My Commission Expires
January 26, 2022

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-078-29
- b) _____
- 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 _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

Deed in Lieu of Foreclosure Only (value of Property) (\$50,000.00)

Transfer Tax Value: \$50,000.00

Real Property Transfer Tax Due: \$195.00

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 _____ Capacity Grantor

SUE ANN ROBERTS, Successor Trustee

Signature Walter E. Wilcox Capacity Grantee

WALTER E. WILCOX

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: THE JAMES B. ROBERTS AND DOROTHY N. ROBERTS REVOCABLE LIVING TRUST, dated March 23, 1990

Address: 251 N. 44th Street, Apt. 405

City: Lincoln

State: NE Zip: 68503

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: WALTER E. WILCOX

Address: P O Box 224

City: Caliente

State: NV Zip: 89008

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

Print Name: Cow County Title Co. Escrow #: 80029

Address: P.O. Box 518, 328 Main Street

City: Pioche State: NV Zip: 89043

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Signature Sue Ann Roberto Capacity Grantor
SUE ANN ROBERTS, Successor Trustee

Signature _____ Capacity Grantee
WALTER E. WILCOX

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