LINCOLN COUNTY, NV RPTT:\$195.00 Rec:\$35.00

2018-155266 10/02/2018 01:43 PM

Total:\$230.00 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



00001414201801552660040049

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 Trustle

SUE ANN ROBERTS Successor Trustee

State of Nebraska )	
County of Lancasker ) ss.	
This instrument was acknowledged before me on the 215 <sup>+</sup> day By: SUE ANN ROBERTS	of September, 2018
Signature: And Make 1-26-27	State of Nebraska – General Notary RANDY NICKEL My Commission Expires

## STATE OF NEVADA DECLARATION OF VALUE FORM

<ol> <li>Assesso</li> </ol>	r Parcel Number(s)					
a) 003-0	78-29					\ \
b)			-			\ \
c)		<del></del>	=			\ \
· —			=			
d)						\ \
2. Type of	Property:		-			\ \
	acant Land b) 🗵	Single Fam. Res.	FOR RECO	PDEDIG	OPTIONAL	L USE ONLY
· —	, <del>–</del>	2-4 Plex	Book:	PILITO	100000000000000000000000000000000000000	1, 1,
·	′ <b>—</b>			a a radio at	Page	
e) 🔲 🛮 A	.pt.Bldg f) □	Comm'I/Ind'I	Date of Red	coraing: _		
g) 🔲 A	gricultural h)	Mobile Home	Notes:		-	
i)	Other	•	and the same of th	The state of the s		
-, -		<del> </del>				
3 Total Val	ua/Sala Driga of Dran	nuhi /		The state of the s	1	450,000,00
	ue/Sale Price of Prop					\$50,000.00
	Lieu of Foreclosure O	inly (value of Prope	rty) <u>(</u>	\		
	Tax Value:		<			\$50,000.00
	perty Transfer Tax Du	ıe:	7			\$195.00
	tion Claimed:		1			
a. Tran	sfer Tax Exemption pe	er NRS 375.090, Se	ection			
	ain Reason for Exemp		/ _/	7		
•				<del> </del>		<del></del>
5. Partial Ir	iterest Percentage be	ing transferred 10	0	%		
The und	ersigned declares and	d acknowledges un	der penalty o		nureuant to	
NRS 375 06	60 and NRS 375.110,	that the information	provided is	orrest to	buisuain it	) thair
information	and belief, and can be	anat the information	provided is t	collect to	ine best of	
information	provided berein Eurt	e supported by doci	umentation if	called up	on to subst	antiate the
overntion	provided herein. Furth	nermore, the parties	agree that d	ıısaiiowan	ce of any c	laimed
exemplion,	or other determination	or additional tax di	ue, may resul	ıt ın a pen	alty of 10%	of the tax
aue plus int	erest at 1% per month	1. Pursuant to NRS	375.030, the	Buyer an	d Seller sha	all be
jointly and s	everally liable for any	additional amount	owed.			
			1 1			
A	( ) (		1 1			
Signature _	<u> </u>			Capacity	Grantor	
S	UE ANN ROBERTS,	Successor Trustee		·		
and the same of th						
	11 Bto	1 11				
Signature	Marin & M	liker		Capacity	Grantee	
ν̈	VALTER E. WILCOX					
SEL	LER (GRANTOR) INF	ORMATION	RHVI	ER (GRAI	NTEEL INE	ORMATION
	(REQUIRED)		<u> 5011</u>		EQUIRED)	
Print Name:			Print Name:			
Time Ivame.	DOROTHY N. ROB					<u> </u>
\	and the second s	and the second s	Address:	P O Box		
1	REVOCABLE LIVIN	NG I RUSI, dated	City:	Caliente		<u> </u>
A status	March 23, 1990	/	. State: <u>NV</u>		Zip:	89008
Address:	251 N. 44th Street,	Apt. 405				
City:	Lincoln		_			
State: NE	Zip:	68503				
The state of the s			-			
COMPANY	PERSON REQUEST	ING RECORDING	required if n	ot seller	or buver)	
Print Name:	Cow County Title C		Escrow #:	80029		
Address:	P.O. Box 518, 328 I					
City:	Pioche	TIGHT OHOOL	State: NV		Zip:	89043
Oity.	I locate	·	Clate. INV		zıp.	03043

## STATE OF NEVADA DECLARATION OF VALUE FORM 1. Assessor Parcel Number(s)

	sor Parcel Numbe	er(s)				\ \
	-078-29					\ \
b)						\ \
c)				•		\ \
d)				a -		\ \
·	f Dunn and		<del></del>	-		\ \
• •	of Property:	h) fra	Cinale Fee Bee	F00 0500	DDENIA ODZIALIA	L LIOT ONLY
, —	Vacant Land		Single Fam. Res.	ł .	RDER'S OPTIONA	
c) 🔲	Condo/Twnhse	d) 🔲	2-4 Plex	Book:	Page	3:
e) 🔲	Apt.Bldg	f) 🔲	Comm'l/Ind'l	Date of Red	cording:	
a) 🖂	Agricultural	h) 🗆	Mobile Home	Notes:		1
• • —	Other	, 🗀				
7 🗀						
2 Total \	、 /alue/Sale Price o	e Drone	netu.			\$50,000.00
			nly (value of Prope	to <del></del>	<del></del>	\$30,000.00
	er Tax Value:	Sule O	illy (value of Frohei	, yy	<del></del>	ΦEQ 000 00
•		T D		1		\$50,000.00
	roperty Transfer	iax Du	e.		/_/_	\$195.00
	mption Claimed:		1100 pag ago 0	· ·	/ /	
	•	•	r NRS 375.090, Se	ction	/_ /	
b. Ex	plain Reason for	Exemp	tion:		<u> </u>	
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			ng transferred: 10		_% <	
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					correct to the best o	
					called upon to subs	
					isallowance of any	
					it in a penalty of 109	
					Buyer and Seller st	nali be
jointly and	d severally liable	for any	additional amount	owed.		
	\ \			\ 1		
-	1 C. V.	1 ~	01.45			
Signature	se Cin			CONTO C	apacity Grantor	···
	SUE ANN ROB	erts,	Successor Trustee	risselle		
And the same of th		. "		_/ /		
		No.	The same of the sa	/ /		
Signature		7/4			Capacity Grantee	<del></del>
	WALTER E. WI	LCOX				
<u>S</u>	LLER (GRANT	OR) INF	ORMATION	BUY	<u>ER (GRANTEE) IN</u>	<u>FORMATION</u>
		JIRED)			(REQUIRED	
Print Nan			BERTS AND		WALTER E. WILC	OX
	DOROTHY	- 1		Address:	P O Box 224	
\			IG TRUST, dated	City:	Caliente	
N	March 23, 19		_/	State: NV	Zip:	89008
Address:	251 N. 44th	Street, a	Apt. 405		•	
City:	Lincoln		<u> </u>	_		
State: N		Zip:	68503	-		
The State of the S		and the same of th		-		
COMPAN	Y/PERSON REC	UEST	NG RECORDING	required if n	ot seller or buyer	<b>)</b> .
Print Nan		Title Co	0.	Escrow #:	80029	- •
Address:	P.O. Box 518			•	<del></del>	
City:	Pioche	,	<u> </u>	State: NV	Zip:	89043
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