

APN 003-121-08 and 003-151-01

WHEN RECORDED MAIL TO:

Law Offices of David A. Straus
900 Rancho Lane
Las Vegas, NV 89106



OFFICIAL RECORD
AMY ELMER, RECORDER

E07

MAIL TAX STATEMENTS TO GRANTEEES:

Susan M. Graves, Trustee
8100 W. Sahara Avenue
Las Vegas, NV 89117

GRANT, BARGAIN, SALE, WARRANTY DEED

THIS INDENTURE WITNESSETH: That **SUSAN M. GRAVES, Trustee of the MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST dated September 27, 1993, as restated and amended**, in consideration for \$-0-, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell, and warrant all the Trust's right, title, and interest in and to the certain real property situate in the County of Lincoln, State of Nevada, bounded and described on "Exhibit A" attached hereto and made a part hereof, to the following Grantees:

- 50% to MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST-SURVIVOR'S TRUST
- 34.09073% to MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST-EXEMPTION TRUST
- 15.90927% to MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST-EXEMPT EXEMPTION TRUST

The property is conveyed with all warranties of title, together with each and every tenement, hereditament, and appurtenance thereof, subject to any unpaid taxes and/or assessments and subject to each encumbrance, covenant, restriction, reservation and right-of-way that is visible or of record.

Dated February 26, 2019.

SUSAN M. GRAVES, Trustee

STATE OF NEVADA) ss:
COUNTY OF CLARK)

On February 26, 2019, before me, a Notary Public in and for said County and State, personally appeared SUSAN M. GRAVES, Trustee, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Notary Public

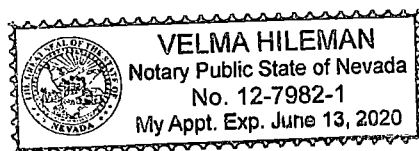


EXHIBIT A
Legal Description

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

Being a portion of Section 7, beginning at a point of the East Boundary of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.& M., a point common with the Southwest corner of the HOLT ADDITION TO THE CITY OF CALIENTE, NEVADA;

Thence South 00° 7' East, 657+ feet to a point in the North right of way line of U.S. Highway No. 93, having a width of 70 feet;

Thence South 59° 57' West along said Northerly right of way line, 270+/- feet to a point of tangency with a curve to the right having a radius of 970 feet;

Thence along said curve through an arc of 84° 08' 46" for an arc distance of 1,030 feet;

Thence North 34° 05' 46" East along a radial to the aforementioned curve, a distance of 15.00 feet to a point in the Northerly right of way of said Highway 100 feet wide;

Thence North 55° 54' 14" West 250+ feet;

Thence departing from said right of way line North 48° 15' East, 1,932.0 feet to a point in the Easterly boundary of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of said Section 7;

Thence South 0° 07' East along said East boundary, 340+ feet;

Thence South 89° 57' West, 35+ feet;

Thence South 0° 07' East, 298.5 feet to the point of beginning.

EXCEPT that portion of Section 7 beginning at a point on the East boundary of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 7, Township 4 South, Range 67 East, M.D.B.&M., a point common with the Southwest corner of the Holt Addition to the City of Caliente, Nevada;

Thence South 44° 29' West 208.71 feet;

Thence North 45° 31' West, 208.71 feet; West, 298.49 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the following described parcel of land:

BEGINNING at a point on the Northerly right of way line of U.S. Highway 93 and on an extension of the West line of the James H. Gottfredson Addition to the City of Caliente, Nevada, said point being North 0° 07' 54" West, 1, 100.25 feet along the section line and West 1,346.17 feet from the Southeast corner of Section 7, Township 4 South, Range 67 East, M.D.B.&M., and running South 59° 35' West, 210.62 feet along said Northerly right of way line of said U.S. Highway to a point of 970.00 feet radius curve to the right;

Thence Southwesterly 29.39 feet along the arc of said curve and said Northerly right of way line of the said Highway;

Thence North 30° 25' West, 299.58 feet;

Thence North 59° 35' East, 414.05 to a point on the West line of the West End Addition to the City of Caliente, Nevada;

Thence South 0° 17' 47" East, 346.83 feet along the West line of said West End Addition to the true point of beginning.

The above metes and bounds description and was obtained from a Grant, Bargain, Sale Deed recorded June 29, 2009, in Book 249, page 92, as File No. 133908, of Official Records, Lincoln County, Nevada.

APN: 003-151-01 and 003-121-08

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
003-121-08 & 003-151-01

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"/> | Com'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Doc./Inst. #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<i>Houston Jelle RG</i>

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property): (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust
5. Partial Interest: Percentage being transferred: 50 %

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: *Susan M Graves* Capacity: GRANTOR/GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)				BUYER (GRANTEE) INFORMATION (REQUIRED)			
Print Name:	Susan M. Graves, Trustee of the MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST dated September 27, 1993			Print Name:	MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST-SURVIVOR'S TRUST		
Address:	8100 W. Sahara Avenue			Address:	8100 W. Sahara Avenue		
City:	Las Vegas			City:	Las Vegas		
State:	Nevada	Zip:	89117	State:	Nevada	Zip:	89117

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: Law Offices of David A. Straus Escrow #: N/A
 Address: 900 Rancho Lane
 City, State, Zip: Las Vegas, NV 89106

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**STATE OF NEVADA
DECLARATION OF VALUE**

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003-121-08 & 003-151-01

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c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Com'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDER'S OPTIONAL USE ONLY	
Doc./Inst. #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	<i>Trust on deed re</i>

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property): (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust
 5. Partial Interest: Percentage being transferred: 34.09073 %

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.

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State:	Nevada	Zip:	89117	State:	Nevada	Zip:	89117

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Notes:	<i>Trust on sell ice</i>

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 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer without consideration to or from a trust
 5. Partial Interest: Percentage being transferred: 15.90927 %

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.

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