LINCOLN COUNTY, NV Rec:\$35.00

Total:\$35.00

2019-155948

03/08/2019 10:13 AM LAW OFFICES OF DAVID A. STRAUS

Pgs=5 KE

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

F07

MAIL TAX STATEMENTS TO GRANTEES:

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 COUNTY OF CLARK

SS:

On February  $\supseteq \varphi$ , 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

VELMA HILEMAN lotary Public State of Nevada No. 12-7982-1 My Appt. Exp. June 13, 2020

#### **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

	Parcel Number(s) -121-08 & 003-151-01			(						
c) (e) (f) (f) (f) (f) (f) (f) (f) (f) (f) (f	roperty: //acant Land b) Single Fan Condo/Twnhse d) 2-4 Plex Apt. Bldg. f) Com'l/Ind' Agricultural h) Mobile Ho	n. Res. Doc./I	nst. #:		onal use only age:					
Deed in Transfe	alue/Sales Price of Property: Lieu of Foreclosure Only (value of propert r Tax Value: operty Transfer Tax Due:	y):								
a. Ti	ransfer Tax Exemption per NRS 375.090		07	n to on fi	nom a tweet					
b. Explain Reason for Exemption: Transfer without consideration to or from a trust  5. Partial Interest: Percentage being transferred: 50 %										
375.110, that t by documentat that disallowar of 10% of the	the declares and acknowledges, under the information provided is correct to the cion if called upon to substantiate the information of any claimed exemption, or other of tax due plus interest at 1% per month. The erally liable for any additional amount of the example.	e best of their information provide determination of a Pursuant to NRS owed.	rmation and bed herein. Fur ditional tax of 375.030, the	oelief, and thermore, due, may i Buyer ai	can be supported the parties agree result in a penalty					
SELLER (GR.	ANTOR) INFORMATION	BUYER (GRA	NTEE) INFO	RMATIC	N					
(REQUIRED)	( )	(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:	SUSAN M.	GRAVE	VES II AND S FAMILY R'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					
Print Name: Address: City, State, Zip	COMPANY REQUESTING RECO  Law Offices of David A. Straus  900 Rancho Lane	<del>-</del>	d if not seller		2)					
City, State, Zij	Las vegas, INV 09100									

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

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Nu 003-121-08		151-01					(			
2.	Type of Property:  a) x Vacant La c) Condo/Tv e) Apt. Bldg g) Agricultur i) Other	vnhse d	2-4 Plo Com'l	ex /Ind'l		Doc./In Book:	nst. #:	1	onal	USE ONLY	
3.	Total Value/Sale Deed in Lieu of I Transfer Tax Va Real Property Tr	Foreclosure lue:	Only (value of p	roperty	): ( \$ \$						
4.			on per NRS 375	%.	75.		07 onsideration	on to on t	wom a t	must	
5.	Partial Interest:		_			34.0907		on to or i	rom a t	ı usı	
375 by of that of 1 join	undersigned decla 110, that the inform locumentation if cal disallowance of any 0% of the tax due tly and severally lia nature:	nation provi lled upon to y claimed e plus interes	ided is correct to substantiate the emption, or ot t at 1% per mo- additional amou	o the info her de onth.	best of the ormation peterminati Pursuant	eir infor provided on of ad to NRS	mation and d herein. Fu lditional tax 375.030, th	belief, and arthermore due, may	l can be s , the part result in nd Seller	supported cies agree a penalty r shall be	
SELLER (GRANTOR) INFORMATION					BUYER	R (GRA1	NTEE) INF	ORMATIO	ON .		
	QUIRED)				(REQU						
Prir	MADIS SUSAN TRUST 1993	SON B. GR I M. GRAV I dated Sep	Trustee of the AVES II AND VES FAMILY otember 27,		Print Na	ime:	MADISO SUSAN M TRUST- I	I. GRAVI	S FAM	ILY	
-		/. Sahara A	venue		Address	3:	8100 W. S		enue		
City		Las Vegas			City:		Las Vegas				
Stat	e: Nevada	ı Zip:	89117		State:		Nevada	Zip:	89117	·	
Add	t Name: La	- /			DING (r	_		er or buye I/A	r)		

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

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s) 003-121-08 & 003-151-01													
2. Tyy a) c) e) g) i)	x Vacar Condo Apt. F Agric Other	Fam. K nd'l Hon	Res.	FOR RECORDER'S OPTIONAL USE OF Doc./Inst. #:  Book: Page: Date of Recording: Notes: OF				L USE ONLY	-				
I T	Fotal Value/ Deed in Lieu Fransfer Tax Real Propert	of Forecl Value:	osure Onl	y (value of pro	perty)	): ( \$ \$			\ \			$\equiv$	
<ul> <li>4. <u>If Exemption Claimed:</u> <ul> <li>a. Transfer Tax Exemption per NRS 375.090, Section</li> <li>b. Explain Reason for Exemption: Transfer without consideration to or from a trust</li> </ul> </li> </ul>												19	
5. Partial Interest: Percentage being transferred: 15.90927 %										-			
375.110 by docu that disa of 10%	o), that the in imentation it allowance of of the tax of and severally	formation f called up f any clain due plus in y liable for	provided oon to sub ned exemp nterest at	1% per mon tional amour	the info er de th.	best of the rmation paterminati Pursuant	eir infor provided on of ac to NRS	mation ar I herein. Iditional t	nd be Furnax d the	elief, and thermore lue, may	can be the presult nd Se	be supported parties agree in a penalty ller shall be	_
SELLER (GRÄNTOR) INFORMATION						BUYER	R (GRA)	NTEE) IN	1FO	RMATIC	)N		1
(REQUIRED)						(REQU							,
Print Name: Susan M. Graves, Trustee of the MADISON B. GRAVES II AND SUSAN M. GRAVES FAMILY TRUST dated September 27, 1993					Print Na	Print Name: MADISON B. GRAVES II A SUSAN M. GRAVES FAMIL TRUST- EXEMPT EXEMPT TRUST				MILY			
Address	s: 810	8100 W. Sahara Avenue				Address	3:	8100 W. Sahara Avenue				,	
City:	Las	Las Vegas				City:	City: Las			s Vegas			
State:	Nev	ada .	Zip: 89	117		State:		Nevada		Zip:	891	17	ا
Print Na	ame:	Law Of	/ /	STING REC		DING (r	_	l if not se	eller N/A		<u>r)</u>		
City, State, Zip Las Vegas, NV 89106													

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