LINCOLN COUNTY, NV

2019-156293

\$35.00

RPTT:\$0.00 Rec:\$35.00

05/30/2019 11:26 AM

BARNEY MCKENNA & OLMSTEAD, P.C.

Pgs=2 KE

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

WHEN RECORDED, MAIL TO:

Jeffery J. McKenna, Esq. Barney McKenna & Olmstead, P.C. P.O. Box 2710 St. George, UT 84771

MAIL TAX STATEMENT TO: Robert W. Werner and Carole M. Werner P.O. Box 449 Pioche, Nevada 89043

APN: 001-201-57

WARRANTY DEED

TRANSFER TAX EXEMPTION PER NRS 375.090, #7

Robert W. Werner and Carole M. Werner, Husband and Wife as Joint Tenants, Grantors, for the sum of Ten dollars (\$10.00) and other good and valuable consideration, hereby warrant and convey to "Robert W. Werner and Carole M. Werner, trustees, or successor trustee(s) of the Werner Family Trust Dated May 22, 2019", as may be subsequently amended, Grantees, whose address is P.O. Box 449, Pioche, Nevada 89043, the following described tract of land in the County of Lincoln, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

WITNESS the hand of Grantors, this 22nd day of May, 2019.

STATE OF UTAH

COUNTY OF WASHINGTON

COUNTY OF WASHINGTON

COUNTY OF WASHINGTON

COUNTY OF WASHINGTON

On the 22nd day of May, 2019, personally appeared before me, a Notary Public, ROBERT W. WERNER and CAROLE M. WERNER, personally known (or proved) to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

NOTARY PUBLIC

TERE SHAKE
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp 10/05/2020
Commission # 691240

Attachment to that certain Warranty Deed executed by Robert W. Werner and Carole M. Werner, Husband and Wife as Joint Tenants, grantors, to Robert W. Werner and Carole M. Werner, trustees of the Werner Family Trust dated May 22, 2019, grantees.

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 the Southeast Quarter (SE1/4) of Section 15, Township 1 North, Range 67 East, M.D.B.& M., more particularly described as follows:

Parcel 1 of that certain Parcel map recorded February 12, 1991 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 333 as File No. 95820, Lincoln County, Nevada records.

Parcels 2 and 4 of that certain Parcel Map recorded May 6, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 108 as File No. 110928, Lincoln County, Nevada records.

Parcel 5 of that certain Parcel Map recorded July 21, 1998 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 137 as File No. 111311, Lincoln County, Nevada records.

Said land is further shown as Reverted Acreage on that certain Reversion to Acreage Map for Robert W. and Carole M. Werner recorded June 3, 2002 in the Office of the County Recorder of Lincoln County, Nevada in Book B of Plats, page 435 as File No. 118234, Lincoln County, Nevada records.

Also, together with a roadway easement described as follows:

Beginning North 89°52'32" West 1666.3 feet along the Section line and North 0°39'13" West 511.27 feet from the Southeast corner of said Section 15;

Thence South 27°18'34" West 50.00 feet;

Thence North 62°41'26" West, 550.42 feet to the Southeasterly line of an existing road easement:

Thence North 46°48'43" East 53.045 feet along said easement

Thence South 62°41'26" East 532.71 feet to the point of beginning.

APN: 001-201-57

STATE OF NEVADA DECLARATION OF VALUE

Assessor Parcel Number(s)	
a. 001-201-57	\ \
b.	\ \
C.	\ \
d.	\ \
2. Type of Property:	\ \
a. X Vacant Land b. Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	BookPage:
e. Apt. Bldg f. Comm'i/ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
Other	11000.
3.a. Total Value/Sales Price of Property	, / / /
b. Deed in Lieu of Foreclosure Only (value of proper	tr. (
c. Transfer Tax Value:	
d. Real Property Transfer Tax Due	2
d. Real Property Transfer Tax Due	
4. If Exemption Claimed:	
a. Transfer Tax Exemption per NRS 375.090, Sec	etion 7
b. Explain Reason for Exemption: <u>Transfer w</u>	illiout consideration to a trust.
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under pe	tale to the second of the seco
and NRS 375.110, that the information provided is co	
and can be supported by documentation if called upon	
Furthermore, the parties agree that disallowance of any	
additional tax due, may result in a penalty of 10% of the	5 5 5
to NRS 375.030, the Buyer and Seller shall be jointly a	and severally flable for any additional amount owed.
2/1/ R /	Committee Logal Assistant
Signature Holly Duehner	_ Capacity: Legal Assistant
Signature	_ Capacity:
COLLED (COLLEGE) INDODULL MICH	DANGED (CD ANGED) INDODAMATION
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED) Robert W. Werner and Carole M. Werner, Trustees Print Name: of the Werner Family Trust dated 05/22/19
Print Name:Robert W. Werner and Carole M. Werner	Print Name of the Werner Family Trust dated 05/22/19
Address: PO Box 449	Address: PO Box 449
City: Pioche	City: Pioche
State: NV Zip: 89043	State: NV Zip: 89043
\	
COMPANY/PERSON REQUESTING RECORDIN	
Print Name: Jeffery J. McKenna	Escrow #
Address: 43 S 100 E Suite 300	
City: St. George	State: UT Zip: 84770