

<b>A.P.N. No.:</b>	005-261-03
<b>Escrow No.:</b>	80969
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>When Recorded Mail To:</b>	
<b>CLARENCE IRVING WADSWORTH II AND DEBRA ANN WADSWORTH</b>	
9725 Cathedral Stairs Ct	
Las Vegas, NV 89148	

LINCOLN COUNTY, NV      **2019-157075**  
 Rec:\$35.00  
 Total:\$35.00      **09/26/2019 02:31 PM**  
 COW COUNTY TITLE      Pgs=6 KE



OFFICIAL RECORD      E03  
 AMY ELMER, RECORDER

(for recorders use only)

**RE-RECORDING THIS DOCUMENT TO CORRECT LEGAL  
 DESCRIPTION AS BELOW**

*Grant, Bargain, Sell Deed*

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

That portion of the South Half (S1/2) of the South Half (S1/2) of Section 34, Township 5 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel 1 as shown by the Amended Parcel Map recorded February 1, 1988 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 283 as File No. 88274, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2019 - 2020: 005-261-03

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That CLARENCE I. WADSWORTH II and DEBRA A. WADSWORTH, for good and other valuable consideration, do hereby Grant, Bargain, Sell and Convey to CLARENCE IRVING WADSWORTH II and DEBRA ANN WADSWORTH, Trustees of the WADSWORTH FAMILY TRUST, dated August 21, 2002, as amended, or restated, or their successors, all of their right, title and interest in that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

Sec 34 TSN 67E, Containing 11.75 acres,  
Parcel 5-261-03. Roll 00048 District 5.0.

APN: 5-261-03

**GRANTEES' ADDRESS:** CLARENCE IRVING WADSWORTH II and DEBRA ANN WADSWORTH, 9725 Cathedral Stairs Ct., Las Vegas, NV 89148.

**SUBJECT TO:** Powers of Trustees attached hereto as Exhibit "A" and by this reference incorporated herein. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands this 12<sup>th</sup> day of November, 2002.

*Clarence I. Wadsworth II*  
CLARENCE I. WADSWORTH II

*Debra A. Wadsworth*  
DEBRA A. WADSWORTH

I hereby certify that the foregoing is a full and correct copy of the original document as of 9/26/2019 at 11:40 am  
Now of record in this office of Lincoln County Nevada as document number 119224.

Date 9/26/19  
Recorder Amy Elmer  
*Amanda Kulani*  
Amanda Kulani, Recording Deputy

BCCR 168 PAGE 518

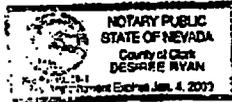
Lincoln County

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF CLARK )

On this 12th day of November, 2002, before me the undersigned, a Notary Public in and for the said County of Clark, State of Nevada, personally appeared CLARENCE I. WADSWORTH II and DEBRA A. WADSWORTH personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument, the persons, or entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

*Debra A. Wadsworth*  
NOTARY PUBLIC



Mail Tax Statements to:  
When Recorded, Mail to:  
Clarence I. Wadsworth and Debra A. Wadsworth  
9725 Cathedral Stairs Ct.  
Las Vegas, NV 89148

BOOK 168 PAGE 519

**EXHIBIT "A"**

**POWERS OF TRUSTEES**

**CLARENCE IRVING WADSWORTH II and DEBRA ANN WADSWORTH**, Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the "WADSWORTH FAMILY TRUST" which was executed on August 21, 2002.

FILED FOR RECORDING  
AT THE REQUEST OF  
*Brian C. Taylor*  
2002 DEC 16 PM 2 34  
LINCOLN COUNTY CLERK  
LESLIE ROUCHER

119224

BOOK 168 PAGE 520

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number (a)  
(a) 5-261-03  
(b) \_\_\_\_\_  
(c) \_\_\_\_\_  
(d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land b)  Single Fam. Res.  
c)  Condo/Townhse d)  2-4 Plex  
e)  Apt. Bldg. f)  Comm'l/Ind'l  
g)  Agricultural h)  Mobile Home  
i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
Document/Instrument #: 19224  
Book: 168 Page: 58-520  
Date of Recording: Dec 16, 2022  
Notes: \_\_\_\_\_

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 B  
b. Explain Reason for Exemption: Transfer without consideration to or from a Trust.  
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: Clarence J. Wadsworth Capacity: \_\_\_\_\_

Signature: Debra Wadsworth Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	<u>Clarence &amp; Debra Wadsworth</u>	Print Name:	<u>Clarence and Debra Wadsworth, Trustees</u>
Address:	<u>9725 Cathedral Stairs Ct.</u>	Address:	<u>9725 Cathedral Stairs Ct.</u>
City:	<u>Las Vegas</u>	City:	<u>Las Vegas</u>
State:	<u>NV</u> Zip: <u>89148</u>	State:	<u>NV</u> Zip: <u>89148</u>

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Brian G. Janko, Ltd. Etc. \_\_\_\_\_  
Address: 3085 S. Jones Blvd. Suite C  
City: Las Vegas State: NV Zip: 89146

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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-261-03  
 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale 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 #3 \_\_\_\_\_  
 b. Explain Reason for Exemption: RPTT paid on #119224, re-recording to correct Legal Description

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 *Clarence I. Wadsworth II* Capacity Grantor/Seller  
 Clarence I. Wadsworth II

Signature \_\_\_\_\_ Capacity Grantee/Buyer  
 Clarence Irving Wadsworth II, Trustee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Clarence I. Wadsworth II and Debra A. Wadsworth  
 Address: 9725 Cathedral Stairs Ct  
 City: \_\_\_\_\_  
 State: NV Zip: 89147

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Wadsworth Family Trust, dated August 21, 2002  
 Address: 9725 Cathedral Stairs Ct  
 City: Las Vegas  
 State: NV Zip: 89148

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Cow County Title Co. Escrow #: 80969  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043