

<b>A.P.N. No.:</b>	005-261-03
<b>R.P.T.T.</b>	\$234.00
<b>Escrow No.:</b>	80969
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
ANDREW LEROY SIMS land MICHELLE ANN SIMS	
4045 Velarde Court	
Las Vegas, NV 89120-1435	

LINCOLN COUNTY, NV **2019-157077**  
RPTT:\$234.00 Rec:\$35.00  
Total:\$269.00 **09/26/2019 02:32 PM**  
COW COUNTY TITLE Pgs=4 KE



00003429201901570770040046

OFFICIAL RECORD  
AMY ELMER, RECORDER

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CLARENCE IRVING WADSWORTH II, Sole Surviving Trustee of the WADSWORTH FAMILY TRUST**, dated August 21, 2002 as amended or restated for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **ANDREW LEROY SIMS and MICHELLE ANN SIMS, husband and wife as joint tenants**, 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:

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

**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 13, 2019

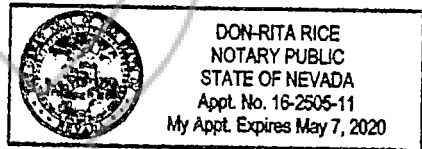
WADSWORTH FAMILY TRUST, DATED AUGUST 21, 2002 AS AMENDED OR RESTATED

BY: *Clarence Irving Wadsworth II*  
CLARENCE IRVING WADSWORTH II  
Sole Surviving Trustee

State of NEVADA )  
 ) ss.  
County of LINCOLN )

This instrument was acknowledged before me on the 24th day of September, 2019 By:  
CLARENCE IRVING WADSWORTH II, Sole Surviving Trustee

Signature: *Don-Rita Rice*  
Notary Public Don-Rita Rice  
Expiration Date: 5/7/20



**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 \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

\$60,000.00

Deed in Lieu of Foreclosure Only (value of Property) \_\_\_\_\_

Transfer Tax Value: \$60,000.00

Real Property Transfer Tax Due: \$234.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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 \_\_\_\_\_ Capacity Grantor  
CLARENCE IRVING WADSWORTH II, Sole Surviving Trustee

Signature *Andrew Leroy Sims* Capacity Grantee  
ANDREW LEROY SIMS

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: WADSWORTH FAMILY TRUST,  
DATED AUGUST 21, 2002  
Address: 9725 Cathedral Stairs Ct  
City: Las Vegas  
State: NV Zip: 89148

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: ANDREW LEROY SIMS and  
MICHELLE ANN SIMS  
Address: 4045 Velarde Court  
City: Las Vegas  
State: NV Zip: 89120-1435

**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

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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- b) \_\_\_\_\_
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- e)  Apt.Bldg
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Signature *Clarence Irving Wadsworth II* Capacity Grantor  
CLARENCE IRVING WADSWORTH II Sole Surviving Trustee

Signature \_\_\_\_\_ Capacity Grantee  
ANDREW LEROY SIMS

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