A.P.N. No.: 005-261-03
R.P.T.T. \$234.00
Escrow No.: 80969
Recording Requested By:

Cow County Title Co.

Mail Tax Statements To: Same as below
When Recorded Mail To:
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



000034292019015707700400

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: A 2 W W CLARENCE IRVING WADSWORTH II Sole Surviving Trustee	
State of <u>NEVADA</u>)	=
County of LINCOLN) ss.	١,
This instrument was acknowledged before me on the 24th day of September , 2019 By:	
CLARENCE-IRVING WADSWORTH II, Sole Surviving Trustee	14
Signature: 1 In Pola Rice	
Notary Public Don-Rita Rice DON-RITA RICE	
STATE OF NEVADA Appl. No. 16-2505-11	
My Appt. Expires May 7, 2020	

STATE OF NEVADA DECLARATION OF VALUE FORM

	Parcel Number(s)					/ \
a) 005-26	31-03					\ \
b)			-			\ \
c)			-			\ \
d)			-			\ \
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2. Type of F	•					
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c) 🔲 C	ondo/Twnhse d) □	2-4 Plex	Book:		_ Page	
e)	ot.Bldg f) □	Comm'l/Ind'l	Date of Red	cording:		
g) 🔲 🗛	gricultural h) 🔲	Mobile Home	Notes:		-	
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3 Total Valu	ue/Sale Price of Prop	ertv		_ /		\$60,000.00
	ieu of Foreclosure O		rty) (/	T	Ψου,σου.σο
	Tax Value:	my (value of tytope			+	\$60,000.00
	perty Transfer Tax Du	ie.	/			\$234.00
· ·	tion Claimed:		/		+-	Ψ204.00
	sfer Tax Exemption pe	er NRS 375 090. Se	etion	///		
	in Reason for Exemp	•	-			
				-		
5. Partial In	terest Percentage bei	ing transferred: 10	0	%		
	ersigned declares and			76.	suant to	
	0 and NRS 375.110,					
	and belief, and can be					
information	provided herein. Furth	nermore, the parties	agree that d	isallowance (of any c	claimed
exemption, of	or other determination	n of additional tax d	ue, may resul	t in a penalty	of 10%	of the tax
	erest at 1% per month			Buyer and S	eller sh	all be
jointly and s	everally liable for any	additional amount	owed.			
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	. \ \		11.			
Signature _	<u> </u>			apacity G	rantor	
e	LARENCE IRVING W	VADSWORTH II, So	ole Surviv	ing Truste	ee	
			/ /			
	-: 1					
Signature	Clarken La	zee No		Capacity Gr	rantee	,
	NDREW LEROY SIM	K		apacity Gi	antee	
. ^	NDREW LENGT SIN	13				
SELL	ER (GRANTOR) INF	ORMATION	RIIV	R (GRANTE	EE) INIC	
OLLI,	(REQUIRED)		<u> 5011</u>		UIRED)	
Print Name:	WADSWORTH FAN		Print Name	ANDREW L		
The real real real real real real real rea	DATED AUGUST 2		i ilite i danic.	MICHELLE		
Address:	9725 Cathedral Sta		Address:	4045 Velaro		
City:	Las Vegas		City:	Las Vegas	10 0001	•
State: NV	Zip:	89148	State: NV		Zip:	89120-1435
			111			
COMPANY/	PERSON REQUESTI	ING RECORDING	required if n	ot seller or	buver)	
Print Name:	Cow County Title Co		Escrow #:	80969		
Address:	P.O. Box 518, 328 N		-			
City:	Pioche		State: NV		Zip:	89043
					-	

STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assesso	r Parcel Numbe	er(s)					/\
a) 005-2	61-03				•		1 1
b)				-			\ \
c)				-			\ \
d)				-			\ \
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<i>,</i> —	/acant Land	p) 🗆	Single Fam. Res.	1	DRDER'S O		L USE ONLY
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e) 🔲 🛮 A		· —	Comm'l/Ind'l	Notes:	cording.		
g) 🔲 🛭 A	\gricultural	h) 🔲	Mobile Home	Notes.		-	
i) 🔲 🤇	Other						
					_ /		
	lue/Sale Price o	•	-			<u> </u>	\$60,000.00
		sure O	nly (value of Prope	rty) <u>(</u>		\	
	Tax Value:		. (<			\$60,000.00
	perty Transfer	Tax Du	e:	1			\$234.00
	otion Claimed:	4:	- NDO 875 000 O			/	,
			r NRS 375.090, Se	ection	//	<i>r</i>	
в. ⊨хрі	ain Reason for	⊏xemp	tion:				<u> </u>
5 Partial Ir	nterest Percents	age hei	ng transferred: 10	0	%		
			l acknowledges, ur		76.	reuant to	,
NRS 375.0	60 and NRS 37	5.110 1	that the information	provided is	correct to the	e hest of	their
			supported by doc				
			ermore, the partie				
exemption,	or other determ	nination	of additional tax d	ue, may resul	lt in a penalt	y of 10%	of the tax
due plus int	terest at 1% per	· month	. Pursuant to NRS	375.030, the	Buyer and	Seller sh	all be
jointly and s	severally liable f	for any	additional amount	owed.			
	\ \	2	1	. \ \			
Ciamatura	C1/1/	hust	1 57 A				
Signature	OLADENCE ID	(INC VA	(ADCMODELLUE -		Capacity <u>C</u>	rantor	
-	PLAKENCE IKV	ING W	ADSWORTH IISO:	le Survivi	ng Truste	ee	
	1	W. 1		/ /			•
		The Road of the London					
Signature		100	Name of the last o		Capacity G	rantee	,
Ā	NDREW LERC	Y SIM	S				
•		. n.	,				
<u>SEL</u>	<u>LER (GRANTO</u>		ORMATION	<u>BUYI</u>			<u>ORMATION</u>
Drint Name	(REQU		UL VITRUIOT	D :		QUIRED)	
Print Name	: WADSWORT			Print Name:			
Address:	DATED AUG			^	MICHELLE		
City:	9725 Cathed	rai Stai	rs Ct	Address:	4045 Velar		[
State: NV	Las Vegas	Zip:	89148	City:	Las Vegas		90420 4425
State. IVV		ZID.	09140	_State: <u>NV</u> _	-	Zip:	89120-1435
COMPANY	PERSON REQ	UESTI	NG RECORDING	required if n	ot seller or	buver)	•
Print Name:	Cow County	Title Co).	Escrow #:	80969	~~************************************	;
Address:	P.O. Box 518						
City:	Pioche	•		State: NV		Zip:	89043
-				• . —		 '	