

LINCOLN COUNTY, NV

**2019-157264**

\$35.00

Rec:\$35.00

**10/30/2019 03:54 PM**

COW COUNTY TITLE CO.

Pgs=7 AK

**OFFICIAL RECORD**

**AMY ELMER, RECORDER**

**WHEN RECORDED MAIL TO:**

State Bank of Southern Utah  
P O Box 340  
Cedar City, Utah 84721-0340

**Partial Deed of Reconveyance**

(Corporate Trustee)

**STATE BANK OF SOUTHERN UTAH** AS ("LENDER") TRUSTEE UNDER A TRUST DEED DATED OCTOBER 2, 2017 EXECUTED BY ROBERT J MATHEWS AND CAROL L MATHEWS, HUSBAND AND WIFE AS JOINT TENANTS AS TO PARCELS 1 THROUGH 11 AND ROBERT MATHEWS, A MARRIED MAN, AND SHANE MATHEWS, A MARRIED MAN, AS THEIR SOLE AND SEPARATE PROPERTY D.B.A. MATHEWS FARMS, AS TO PARCEL 12; SHANE R MATHEWS AND, JENNY R MATHEWS, HUSBAND AND WIFE AS JOINT TENANTS AS TO PARCEL 13 & 14 and ROBERT MATHEWS AS TO PARCEL 15, AND SHANE MATHEWS AND JENNY MATHEWS HUSBAND AND WIFE AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND MATHEWS FARMS AND ROBERT J MATHEWS AND SHANE R MATHEWS AS ("BORROWER") TRUSTOR, AND RECORDED OCTOBER 4, 2017, AS DOC # 0152684, IN BOOK 314, PAGE 0355 OF THE RECORDS OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA. PURSUANT TO A WRITTEN REQUEST OF THE BENEFICIARY THEREUNDER, DOES HEREBY RECONVEY, WITHOUT WARRANTY, TO THE PERSON OR PERSONS ENTITLED THERETO, THE TRUST PROPERTY NOW HELD BY IT AS TRUSTEE UNDER SAID TRUST DEED, WHICH TRUST DEED COVERS REAL PROPERTY SITUATED IN LINCOLN COUNTY, NEVADA.

**Described as Follows:**

SEE EXHIBIT "A"

Which has the address of: NOT ADDRESSED, PANACA, NV

Dated: October 17, 2019

STATE BANK OF SOUTHERN UTAH (Trustee)

*[Handwritten Signature]*

By: Wade Kleinman

Title: S.V.P. – Commercial Loans

STATE OF UTAH  
COUNTY OF IRON §

On *28<sup>th</sup>* day of *October*, 2019 personally appeared before me, Wade Kleinman, who being by me duly sworn, did say that he is the S.V.P. - Commercial Loans of State Bank of Southern Utah, a Utah Corporation, and that said instrument was signed in behalf of said Corporation by authority of its by-laws (or by a resolution of its Board of Directors) and said Wade Kleinman acknowledged to me that said Corporation executed the same.

*[Handwritten Signature]*

Notary Public

My Commission Expires: *9/4/2020*  
Residing at Iron County

Loan #799262

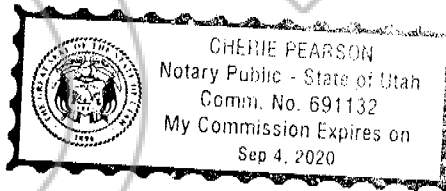


EXHIBIT "A"

Real Estate described as:

**PARCEL 13:**

**The Southwest Quarter of the Southwest Quarter (SW1/4 of SW1/4) of Section 26; the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 27, excepting therefrom the West 25 rods thereof; the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 34, excepting therefrom the West 25 rods thereof, a/ in Township 1 North, Range 65 East of the M.D.B.&M., Lincoln County, Nevada.**

**PARCEL 14**

**The West 25 rods of the Southeast Quarter of the Southeast Quarter (SE1/4 of SE1/4) of Section 27; the West 25 rods of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4) of Section 34; the Northeast Quarter of the Northwest Quarter (NE1/4 of NW1/4); and the Northwest Quarter of the Northeast Quarter (NW1/4 of NE1/4) of Section 34, in Township 1 North, Range 65 East of the M.D.B.&M., Lincoln County, Nevada.**

ASSESSOR'S PARCEL NUMBERS: PARCEL 13, 006-351-02 - PARCEL 14, 006-351-03

WATER APPURTENANT TO THIS PROPERTY, INCLUDING WATER DESCRIBED FROM THE FOLLOWING WATER RIGHTS:

Shane R Mathews and Jenny R Mathews  
5371, 9660, 10119, 10120, 11118, V06519

THE FOLLOWING DESCRIBED GRAZING PERMITS:

BLM GRAZING PERMIT ALLOTMENT #11029 KNOWN AS THE ELY SPRINGS CATTLE ALLOTMENT  
BLM GRAZING PERMIT ALLOTMENT #21030 KNOWN AS THE ELY SPRINGS SHEEP ALLOTMENT

An Easement described as follows:

See next pages



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AFTER RECORDING RETURN TO:  
Vidler Water Company, Inc.  
3480 G.S. Richards Blvd, Suite 101  
Carson City, NV 89703

DOC # 0145781  
07/30/2014 04:44 PM  
**Official Record**  
Recording requested by  
WESTERN TITLE COMPANY  
Lincoln County - NV  
Leslie Boucher - Recorder  
Fee \$41.00 Page 1 of 3  
RPTT Recorded By GE  
Book- 288 Page- 0681



APN: 012-010-02; 012-010-03

EASEMENT DEED

VIDLER WATER COMPANY, INC. a Nevada corporation, as GRANTOR, for good and valuable consideration paid by GRANTEE, receipt of which is hereby acknowledged as set forth in the parties' purchase agreement relating to the filling of 250 gallon water tank, does hereby grant, bargain and convey unto the GRANTEE, SHANE MATHEWS AND JENNY MATHEWS, husband and wife as joint tenants with the right of survivorship, a non-exclusive, perpetual and permanent easement and right to construct, operate, repair, remove and maintain underground water conveyancing facilities and pipeline as the GRANTEE may construct or install, upon, under and across the following described real property of the GRANTOR being the five (5) feet immediately abutting Hatch Road in the southeast quarter (SE1/4) and the northeast (NE1/4) of Section 5 of T1S, R65E, MDB&M, Lincoln County, Nevada being depicted on the aerial photograph labeled as Exhibit "A" attached hereto;

Together with the 210 lineal feet more or less along a portion of the southerly boundary of southeast quarter (SE1/4) of Section 5 as depicted on said Exhibit "A", and further including the northerly five (5) feet of the northeast (NE1/4) and the northwest (NW1/4) of Section 5, T1S, R65E MDB&M, Lincoln County, Nevada and the northerly five (5) feet of the northeast quarter (NE1/4) of the north east quarter (NE1/4) of Section 6, T1S, R65E MDB&M to the terminus located at the sixteenth quarter intersection of the northeast quarter (NE1/4) of the northeast quarter (NE1/4) of Section 6T1S, R65E, MDB&M, Lincoln County, Nevada.

TOGETHER with the right of ingress and egress over and across the lands of the GRANTOR reasonably necessary to get to and from the above-described easement property and together with the right to keep the easement clear of obstructions as may be necessary but expressly subject to the land surface uses that GRANTOR may



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construct on the Exhibit "A" property particularly in the southeasterly portion of the southeast quarter (SE1/4) of Section 5, where the GRANTOR intends to locate an electrical power substation.

The GRANTOR specifically and expressly reserves the right to occupy, use in any manner not inconsistent or incompatible with the easement granted herein, the real property described above.

Executed this 19<sup>th</sup> day of June, 2014.

GRANTOR

VIDLER WATER COMPANY, INC.

By:

Stephen D. Hartman  
Stephen D. Hartman  
Vice President

State of Nevada )

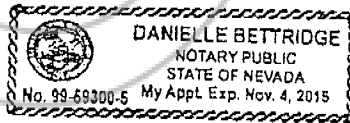
) ss.

County of Carson City )

On this 19<sup>th</sup> day of June, 2014, before me appeared Stephen D. Hartman, personally known to me, who being duly sworn, did affirm to me that he is the Vice President of Vidler Water Company, Inc. and that he signed the above instrument on behalf of said corporation.

By:

Danielle Bettridge  
Notary Public





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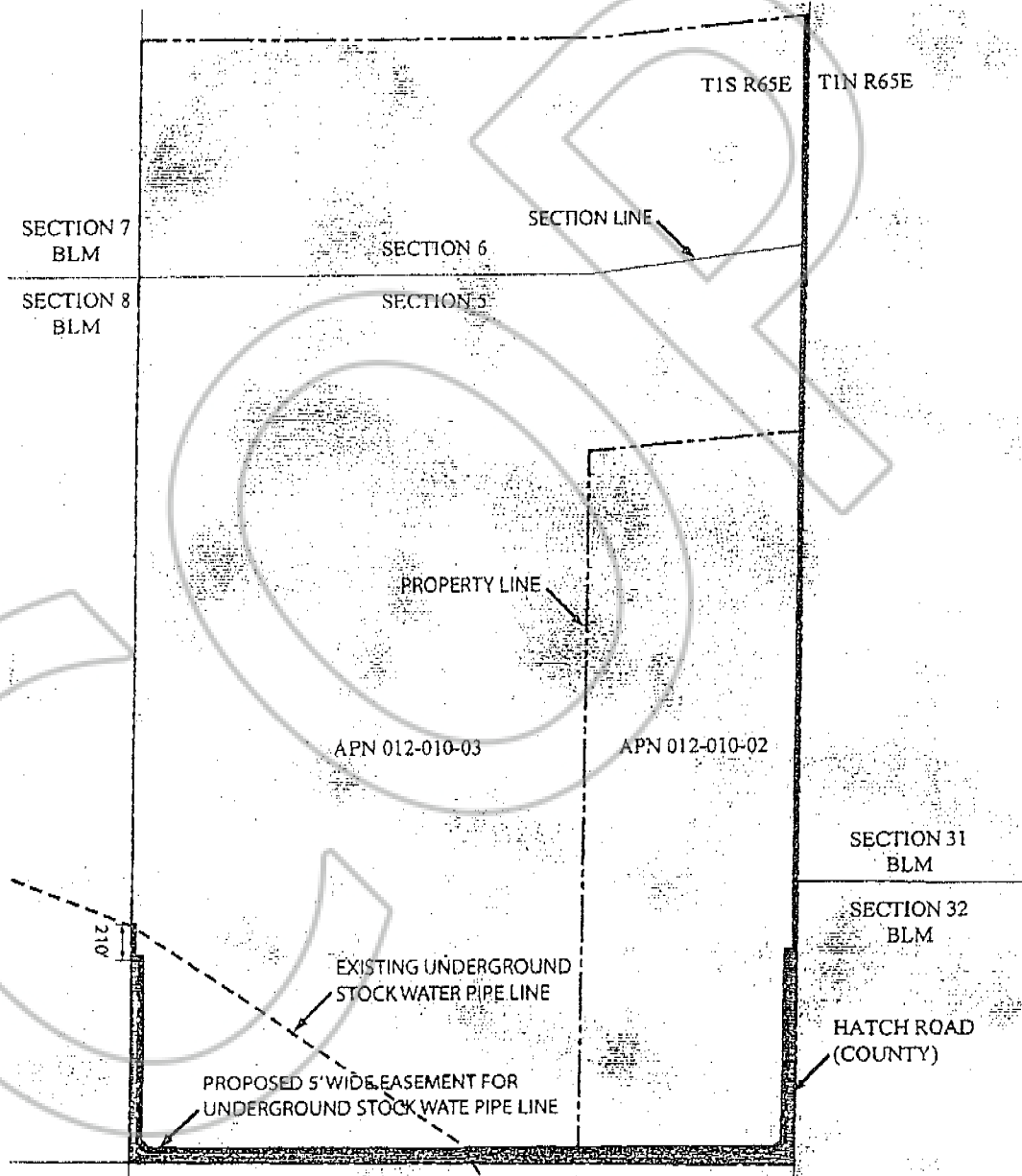
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# EXHIBIT "A"



LINCOLN COUNTY





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DOC # DV-145781

07/30/2014 04:44 PM

STATE OF NEVADA DECLARATION OF VALU

Official Record

- 1. Assessor Parcel Number(s)
a) 012-010-02
012-010-03

Recording requested by WESTERN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee \$41.00
Recorded By: AE RPTT:
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- 2. Type of Property:
a) [ ] Vacant Land b) [ ] Single Fam.
c) [ ] Condo/Twnhse d) [ ] 2-4 Plex
e) [ ] Apt. Bldg. f) [ ] Comm'l/Ind'l
g) [ ] Agricultural h) [ ] Mobile Home
i) [x] Other - Easement

FOR RECORDER'S OFFICIAL USE ONLY
Document/Instrument #:
Book: Page:
Date of Recording:
Notes: Easement only - Not taxable & due

- 3. Total Value/Sales Price of Property:
Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$0.00
\$0.00
\$0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section:

b. Explain Reason for Exemption: Paid in the previous document # 145780

- 5. Partial Interest: Percentage being transferred: 100% Rec 1/30/14 Easement Only

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 disallowance of any claimed exception, 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 Agent

Signature: Capacity

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Vidler Water Company Inc, a Nevada corporation
Address: 3480 GS Richards Blvd., STE 101
City: Carson City
State: NV Zip: 89703

(REQUIRED)
Print Name: Shane Mathews and Jenny Mathews
Address: PO Box 426
City: Panaca
State: NV Zip: 89042

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC
Address: Douglas Office
1513 Highway 395, Suite 101
City/State/Zip: Gardnerville, NV 89410

Esc. #: 064431-ARJ

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)