

LINCOLN COUNTY, NV      **2020-158727**  
Rec:\$37.00  
Total:\$37.00      **07/10/2020 03:57 PM**  
COW COUNTY TITLE      Pgs=3 KE



OFFICIAL RECORD  
AMY ELMER, RECORDER

E07

<b>A.P.N. No.:</b>	001-201-14 (2003)
<b>R.P.T.T.</b>	Exempt #7
<b>Escrow No.:</b>	82103
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Vaughn Kay Phillips and Donna Mae Phillips, Trustees	
P O Box 454	
Pioche, NV 89043	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **VAUGHN PHILLIPS and DONNA PHILLIPS, husband and wife** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **VAUGHN KAY PHILLIPS, Trustee and DONNA MAE PHILLIPS, Trustee of the VAUGHN KAY PHILLIPS and DONNA MAE PHILLIPS FAMILY LIVING TRUST** dated the **14th day of July 1995**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

A strip of land to be vacated from the northerly side of Airport Road beginning at the junction of Lee Drive, 20 feet in width and approximately 1100 feet in length, in the town of Pioche, Lincoln County, Nevada and more particularly described as follows:

Beginning at a point at the junction of Airport Road and Lee Drive from which the south quarter corner of Section 15, Township 1 North, Range 67 East, M.D.M. the quarter corner of which is a brass disc set in the concrete monument stamped R.L.S. 3644 bears S 04°54'57" W 386.05 ft. This point of beginning is a rebar with plastic cap stamped L SMITH PLS 12751 and is set 30ft at a right angle from the centerline of said Lee Drive and which centerline is also the west line of the southeast quarter of said Section 15, Thence N 46° 48' 48" E 1087.49 ft\*parallel with Airport Road; Thence southeasterly S 64° 18' 20" 21.44 ft a prolongation of the northerly property boundary;\*Thence along Airport Road southwesterly S 46° 48' 48" W 1086.65 ft to a rounding curve at the point of intersection with Lee Drive\*Thence on the rounding curve to the point of beginning the curve being concave northeasterly a delta angle of 133° 19'10", a radius of 11.83 ft, And the arc length being 27.60 ft. The chord of said curve is N 66° 21'37 W 21.75 ft. This strip of land along Airport Road contains 21,777 square feet (0.500 acres). The basis of bearings is the west line of the southeast quarter of Section 15 in the centerline of Lee Drive, which is N 00° 27'30" E. \*-at (or to) a rebar with plastic cap stamped L SMITH PLS 12751.

The above legal description is a metes and bounds description and was obtained from a Quitclaim Deed dated May 4, 2004 and recorded May 6, 2004 in book 186 and page 83 as File No. 122239, Lincoln County Records, Lincoln County, Nevada.

**\*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.

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 this 6th day of July, 2020.

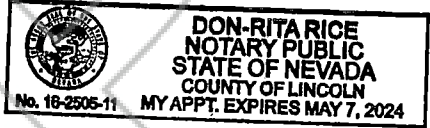
Vaughn Phillips  
VAUGHN PHILLIPS

Donna Phillips  
DONNA PHILLIPS

State of Nevada )  
County of Lincoln ) ss.

This instrument was acknowledged before me on the 8th day of July 2020  
By: VAUGHN PHILLIPS and DONNA PHILLIPS

Signature: Don-Rita Rice  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number(s)  
 a) 001-201-14 (2003)  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land  
 b)  Single Family Res.  
 c)  Condo/Townhouse  
 d)  2-4 Plex  
 e)  Apartment Bldg.  
 f)  Commercial/Industrial  
 g)  Agricultural  
 h)  Mobile Home  
 i)  Other: \_\_\_\_\_

3. a. Total Value/Sales Price of Property \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (Value of Property) \_\_\_\_\_  
 c. Transfer Tax Value \_\_\_\_\_  
 d. REAL PROPERTY TRANSFER TAX DUE: \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: #7  
 b. Explain Reason for Exemption: Deeding to 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: Vaughn Phillips Capacity: Grantor  
 VAUGHN PHILLIPS

Signature: Vaughn Kay Phillips Capacity: Grantee  
 VAUGHT KAY PHILLIPS, Trustee

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

Print Name: VAUGHN PHILLIPS and DONNA PHILLIPS  
 Address: P O Box 454  
 City/ST/Zip Pioche, NV 89043

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

Print Name: Vaughn Kay Phillips and Donna Mae Phillips Family Living Trust, dated 14th day of July 1995  
 Address: P O Box 454  
 City/ST/Zip Pioche, NV 89043

**COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)**

Company Name: Cow County Title Co. Escrow No.: 82103  
 Address: P.O. Box 518, 328 Main Street  
 City: Pioche State: NV Zip: 89043