

LINCOLN COUNTY, NV **2020-159058**
 \$37.00
 RPTT:\$0.00 Rec:\$37.00 **10/09/2020 03:24 PM**
 COW COUNTY TITLE COMPANY Pgs=6 KE
OFFICIAL RECORD
 AMY ELMER, RECORDER E03

| | |
|---------------------------------------------|-------------------------------------------------------|
| A.P.N. No.: | 008-031-05, 008-031-06, 008-031-37, and 008-031-38 |
| Escrow No.: | 82065 |
| Recording Requested By: | |
| Cow County Title Co. | |
| When Recorded Mail To: | |
| The Phyllis M Frias Management Trust | |
| 5010 Valley View Blvd | |
| Las Vegas, NV 89118 | |

(for recorders use only)

GRANT, BARGAIN AND SALE DEED

This document is being re-recorded to confirm the legal description contained in Record of Survey Boundary Line Adjustment recorded May 23, 2007 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records as follows:

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

PARCEL 1

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Southeast corner of said Northeast Quarter (NE1/4) of Section 5; thence North 89°05'36" West, along the South line of said Northeast Quarter (NE1/4) Section 5, a distance 1262.74 feet to the East right of way line of US Highway 93; thence North 01°10'39" East, along said right of way line a distance of 1694.78 feet to the TRUE POINT OF BEGINNING; thence continuing North 01°10'39" East a distance of 280.38 feet; thence South 88°49'21" East, along the South line of Ruben Garza property a distance of 621.44 feet; thence South 01°10'39" West, a distance of 280.38 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-37

PARCEL 2

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Northeast Corner of said Section 5, thence North 88°39'54" West, along the North line of said Section 5, a distance of 1243.50 feet to the East right of way line of US Highway 93; thence South 01°10'39" West along the right of way line a distance of 535.00 feet to the TRUE POINT OF BEGINNING, said point also being the Southeast corner of that certain parcel of land conveyed to Harry Henkel on January 28, 1977; thence continuing South 01°10'39" West a distance of 140.19 feet, thence South 88°49'21" East, a distance of 621.44 feet; thence North 01°10'39" East, a distance of 140.19 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

Together with a strip of land 12.76 feet wide and 621.44 feet long designated as area B on that certain Record of Survey for a Boundary Line Adjustment recorded May 23, 2002 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-06

PARCEL 3

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Northeast corner of said Section 5; thence North 88°39'54" West along the North line of Section 5 a distance of 1243.50 feet to the East right of way line of US Highway 93; thence South 01°10'39" West along the right of way line a distance of 394.81 feet to the TRUE POINT OF BEGINNING; thence continuing South 01°10'39" West a distance of 140.19 feet; thence South 88°49'21" East a distance of 621.44 feet; thence North 01°10'39" East, a distance of 140.19 feet; thence North 88°49'21" West, a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

Excepting therefrom a strip of land 12.76 feet wide and 621.44 feet long designated as area A on that certain Record of Survey for a Boundary Line Adjustment recorded May 23, 2002 in Book C of Plats, page 337 as File No. 128961, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-05

PARCEL 4

A parcel within the Northeast Quarter (NE1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada and described as follows:

Commencing at the Southeast corner of said Northeast Quarter (NE1/4) of Section 5, thence North 89°05'36" West, along the South line of said Northeast Quarter (NE1/4) of Section 5, a distance of 1262.74 feet to the East right of way line of US Highway 93; thence North 1°10'39" East, along said right of way line a distance of 1503.26 feet to the TRUE POINT OF BEGINNING; thence continuing North 1°10'39" East, a distance of 191.52 feet; thence South 88°49'21" East along the South line of Ruben Garza property a distance of 621.44 feet; thence South 1°10'39" West a distance of 191.52 feet, thence North 88°49'21" West a distance of 621.44 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER FOR 2020 - 2021: 008-031-38

The above legal description is a metes and bounds description and was obtained from a QUITCLAIM DEED, recorded April 3, 2014 in Book 286 Official Records, page 366, as File No. 145247, Lincoln County, Nevada records.

This additional information required by NRS 111.312 and NRS 239B.030.

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00 Page 1 of 4
RPTT: \$1,462.50 Recorded By: AE
Book- 282 Page- 0362

A.P.N.: 008-031-05 and 008-031-06 and 008-031-37 and 008-031-38
File No: NCS-554612-HHLV (sgs)
R.P.T.T.: \$1,462.50 C



When Recorded Mail To: Mail Tax Statements To:
The Phyllis M. Frias Management Trust
5010 Valley View Blvd
Las Vegas, NV 89118

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nevada Bank & Trust Company

do(es) hereby GRANT, BARGAIN and SELL to

Phyllis M. Frias, Trustee of The Phyllis M. Frias Management Trust dated January 28, 1998, as amended

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

PARCEL 1:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) OF SECTION 5;
THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE 1/4) SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93;
THENCE NORTH 01°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1694.78 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 01°10'39" EAST, A DISTANCE OF 280.38 FEET;
THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET;
THENCE SOUTH 01°10'39" WEST, A DISTANCE OF 280.38 FEET;
THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

I hereby certify that the foregoing is a full and correct copy of the original document as of 9/30/2020 at 04:19 PM

Now of record in this office of Lincoln County Nevada as document number 144088.

Date 09/30/2020

Recorder Amy Elmer

[Signature]
Amy Elmer, Recorder



PARCEL 2:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY 93;
THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 535 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HARRY HENKEL ON JANUARY 28, 1977;
THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET;
THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET;
THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET;
THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

PARCEL 3:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5;
THENCE NORTH 88°39'54" WEST, ALONG THE NORTH LINE OF SECTION 5, A DISTANCE OF 1243.50 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY 93;
THENCE SOUTH 01°10'39" WEST, ALONG THE RIGHT OF WAY LINE A DISTANCE OF 394.81 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 01°10'39" WEST, A DISTANCE OF 140.19 FEET;
THENCE SOUTH 88°49'21" EAST, A DISTANCE OF 621.44 FEET;
THENCE NORTH 01°10'39" EAST, A DISTANCE OF 140.19 FEET;
THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

PARCEL 4:

A PARCEL WITHIN THE NORTHEAST QUARTER (NE ¼) OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE ¼) OF SECTION 5;



**THENCE NORTH 89°05'36" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE ¼) OF SECTION 5, A DISTANCE OF 1262.74 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 93;
THENCE NORTH 1°10'39" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1503.26 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 1°10'39" EAST, A DISTANCE OF 191.52 FEET;
THENCE SOUTH 88°49'21" EAST, ALONG THE SOUTH LINE OF RUBEN GARZA PROPERTY A DISTANCE OF 621.44 FEET;
THENCE SOUTH 1°10'39" WEST, A DISTANCE OF 191.52 FEET;
THENCE NORTH 88°49'21" WEST, A DISTANCE OF 621.44 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2005 AS INSTRUMENT NO. 124988 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/26/2013



0144088

Book 282
Page 365

10/10/2013
Page 4 of 4

Nevada Bank & Trust Company, a Nevada
business trust

Gordon Wadsworth

By: Gordon Wadsworth, Its: President

STATE OF **NEVADA**)
) : ss.
COUNTY OF ~~Lincoln~~ **CLARK**)

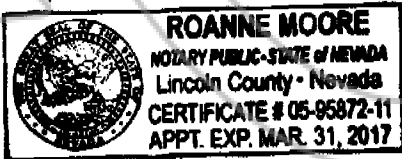
This instrument was acknowledged before me on September 26th, 2013 by
Gordon Wadsworth, President of Nevada Bank & Trust Company.

Roanne Moore

Notary Public

(My commission expires: March 31, 2017)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 26, 2013 under Escrow No. **NCS-554612-HHLV.**



Roanne Moore
No # 05-95872-11
Exp 3-31-17

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 008-031-05 _____
 b) 008-031-06 _____
 c) 008-031-37 _____
 d) 008-031-38 _____

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 _____ **\$ 215,000.00**
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____ **\$0.00**

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 3 _____
 b. Explain Reason for Exemption: Re-recording Book 282, page 362 as File No. #144088 to correct the 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 Nancy S Steib Capacity Agent

Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: NEVADA BANK & TRUST COMPANY
 Address: 976 Idaho Street
 City: Elko
 State: NV Zip: 89801-3919

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: THE PHYLLIS M FRIAS
MANAGEMENT TRUST
 Address: 5010 VALLEY VIEW BLVD
 City: LAS VEGAS
 State: NV Zip: 89118

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Cow County Title Co. Escrow #: 82065
 Address: 761 S. Raindance Drive
 City: Pahrump State: NV Zip: 89048