

APN:

RETURN RECORDED DEED TO:

Heber Tobler
P.O. Box 144
Overton, NV 89040



OFFICIAL RECORD
AMY ELMER, RECORDER

GRANTEE/MAIL TAX STATEMENTS TO:

Heber Tobler
P.O. Box 144
Overton, NV 89040

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 13th day of November, 2020, between, GARY D. FAIRMAN, District Court Judge for the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada and Trustee for the Townsite of Pioche, Lincoln County, Nevada, hereinafter referred to as "GRANTOR", and HEBER TOBLER, the party of the second part hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR, in accordance with the Order on Adverse Claim Pursuant to NRS 325.120-150 entered in the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln on November 13, 2020, does hereby grant and convey, without warranty, unto the GRANTEE, and to his heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of land situate in Mount Diablo Meridian, County of Lincoln, State of Nevada, and more particularly described as follows, to-wit:

That portion of the Southeast Quarter (SE1/4) of Section 22, Township 1 North, Range 67 East, M.D.B.& M., more particularly described as follows:

That portion of the of Block 29 in the TOWN OF PIOCHE, Lincoln County, Nevada as said lot and block are platted and described on the Official Plate of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description, more particularly described as follows:

Commencing at the Southwest corner of Lot 47 of Block 29 of the Town of Pioche, the true point of beginning;

Thence Southwesterly along the Northerly line of Lots 14-23 inclusively, S56°25'20"W 225.81 feet , said point also being the Northwesterly corner of Lot 23 of said Block 29;

Thence N35°10'35"E, 193.70 feet;
Thence N52° 25'24"E, 51.86 feet;
Thence S28 ° 34'40"E, 74.09 feet to the point of
beginning;

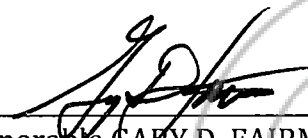
This being the parcel marked as Area B on the Record of Survey/Boundary Line Adjustment on file and of records as Document #0153889 with the Office of the County Recorder of said Lincoln County, Nevada.

Subject to any road right of ways, utility easements or other encumbrances

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand the day and year first above written.



Honorable GARY D. FAIRMAN
Seventh Judicial District Court Judge
Trustee of the Townsite of Pioche, Lincoln County, Nevada

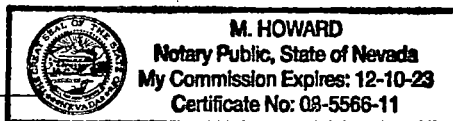
State of NEVADA)
)ss.
County of LINCOLN)

On this 13th day of November, 2020, *****GARY D. FAIRMAN.*****, personally appeared before me and proved to me to be the person described in and who executed the foregoing Trustee's Deed, who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



NOTARY PUBLIC



FILED

2020 NOV 13 PH 3:12

LISA C. LLOYD
LINCOLN COUNTY CLERK
al
DEPUTY

IN THE SEVENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA,
IN AND FOR THE COUNTY OF LINCOLN

ADVERSE CLAIM OF HEBER TOBLER TO)
LAND HELD IN TRUST BY THE DISTRICT)
COURT JUDGE FOR THE TOWNSITE OF)
PIOCHE, LINCOLN COUNTY, NEVADA)
(NRS 325.120-150))

**ORDER ON ADVERSE CLAIM
PURSUANT TO NRS 325.120-150**

This cause for Adverse Claim of Heber Tobler to Land Held in Trust by the District Court Judge for the Townsite of Pioche, Lincoln County, Nevada having been properly noticed and submitted to the HONORABLE GARY D. FAIRMAN, District Court Judge, for review and action, the finds as follows:

That a Verified Statement of Heber Tobler was filed on September 2, 2020 setting forth the claimant's interest pursuant to NRS 325.120-150 in the real property described therein, which property is held in trust by the District Court for the Townsite of Pioche, Lincoln County, Nevada, and is described as follows;

That portion of the Southeast Quarter (SE1/4) of Section 22, Township 1 North, Range 67 East, M.D.B. & M., more particularly described as follows:

That portion of the of Block 29 in the TOWN OF PIOCHE, Lincoln County, Nevada as said lot and block are platted and described on the Official Plate of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and

1 the records thereof reference is hereby made for further
2 particular description, more particularly described as follows:

3 Commencing at the Southwest corner of Lot 47 of Block
4 29 of the Town of Pioche, the true point of beginning;

5 Thence Southwesterly along the Northerly line of Lots
6 14-23 inclusively, S56°25'20"W 225.81 feet , said point also
7 being the Northwesterly corner of Lot 23 of said Block 29;

8 Thence N35°10'35"E, 193.70 feet;

9 Thence N52° 25'24"E, 51.86 feet;

10 Thence S28 ° 34'40"E, 74.09 feet to the point of
11 beginning;

12 This being the parcel marked as Area B on the Record
13 of Survey/Boundary Line Adjustment on file and of records as
14 Document #0153889 with the Office of the County Recorder of
15 said Lincoln County, Nevada.

16 Subject to any road right of ways, utility easements or
17 other encumbrances

18 That the Court issued an Order of Publication on September 3, 2020 ordering a notice of
19 claim to be run in the paper for 4 consecutive weeks and to be posted on the property described in
20 the Verified Statement;

21 That a Notice of Claim was filed pursuant to NRS 325.120-150 on September 8, 2020;

22 That the Notice of Claim was published in the Lincoln County Record for 4 consecutive
23 weeks, beginning on September 11, 2020 and ending in the issue dated October 2, 2020, and a
24 copy of the affidavit of publication is on file in this case;

25 That the Notice of Claim was posted on the claimed property by Cory Lytle on September
26 10, 2020 as shown by the Affidavit of Posting on file in this case;

27 That 30 days have passed since the initial posting on the property and since the last
28 publication in the Lincoln County Record and no person or entity has filed any claim or interest in
the property as described in the Verified Statement and Notice of Claim and as restated in the
findings of this order; and

That Heber Tobler has established and confirmed an adverse claim on the property
described herein.

GOOD CAUSE APPEARING

1 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that a deed in fee simple
2 be issued to Heber Tobler for the property held in trust by the District Court for the Townsite of
3 Pioche, Lincoln County, Nevada and further described as:

4 **That portion of the Southeast Quarter (SE1/4) of Section 22,**
5 **Township 1 North, Range 67 East, M.D.B.& M., more**
6 **particularly described as follows:**

7 **That portion of the of Block 29 in the TOWN OF**
8 **PIOCHE, Lincoln County, Nevada as said lot and block are**
9 **platted and described on the Official Plate of said Town of**
10 **Pioche, now on file and of record in the Office of the County**
11 **Recorder of said Lincoln County, Nevada and to which plat and**
12 **the records thereof reference is hereby made for further**
13 **particular description, more particularly described as follows:**

14 **Commencing at the Southwest corner of Lot 47 of Block**
15 **29 of the Town of Pioche, the true point of beginning;**

16 **Thence Southwesterly along the Northerly line of Lots**
17 **14-23 inclusively, S56°25'20"W 225.81 feet , said point also**
18 **being the Northwesterly corner of Lot 23 of said Block 29;**

19 **Thence N35°10'35"E, 193.70 feet;**

20 **Thence N52° 25'24"E, 51.86 feet;**


21 **Thence S28 ° 34'40"E, 74.09 feet to the point of**
22 **beginning;**

23 **This being the parcel marked as Area B on the Record**
24 **of Survey/Boundary Line Adjustment on file and of records as**
25 **Document #0153889 with the Office of the County Recorder of**
26 **said Lincoln County, Nevada.**

27 **Subject to any road right of ways, utility easements or**
28 **other encumbrances**

1 **IT IS HEREBY FURTHER ORDERED** that Heber Tobler shall be responsible for any
2 recording fees to record the deed, but no other fees or sums provided for in NRS 325.070 shall be
3 required.

4 DATED this 13th day of NOVEMBER, 2020.

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DISTRICT JUDGE

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DISTRICT COURT
LINCOLN COUNTY, NEVADA

COPY

This document to which this certificate is attached is a full, true and correct copy of the original, on file in the County Clerk's Office, Ploche, Nevada. In witness whereof, I have hereunto set my hand and affixed the seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this
12th day of January, 2021.
Annada Mayne
Clerk/Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) N/A
- 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
- Other _____

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

3. Total Value/Sales Price of Property

\$ 10432.00

Deed in Lieu of Foreclosure Only (value of property)

()

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ 70.95

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Heber Tabler Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: 7th Judicial Dist. Court
Address: _____
City: _____
State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Heber Tabler
Address: P.O. Box 144
City: Overton
State: Nv Zip: 89040

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____