

LINCOLN COUNTY, NV **2021-159799**
\$9,787.00
RPTT:\$9750.00 Rec:\$37.00 03/31/2021 03:19 PM
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 006-251-09 ^{me} and ~~006-291-09~~ and 006-291-
26 and 006-401-02 and 006-401-03 and
012-050-04 and 012-050-05 and 012-050-
07
File No: 13895-2612218 (ME)
R.P.T.T.: \$9,750.00

When Recorded Mail To: Mail Tax Statements To:
John L. Mathews and Donnene C. Mathews
P.O. Box 569
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Eldon G. Crawford and Brenda D. Crawford, Trustees, or their successors in Trust, under the Crawford Family Living Trust Dated March 17, 2004 and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

John L. Mathews and Donnene C. Mathews, husband and wife as joint tenants

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

THE SOUTHEASTERLY PART OF THE LARGE RANCH PROPERTIES LOCATED IN DRY VALLEY, LINCOLN COUNTY, NEVADA, ON BOTH SIDES OF MOUNT DIABLO BASELINE IN: (I) SECTIONS 31, 32, 33 AND 34, TOWNSHIP 1 NORTH, RANGE 69 EAST; AND, (II) SECTIONS 2, 3, & 4, TOWNSHIP 1 SOUTH, RANGE 69 EAST (WHICH PROPERTIES ARE ORIGINALLY DESCRIBED IN BOOK 17, PAGE 150 EXHIBIT A AND BOOK 18, PAGE 233, AND VARIOUSLY DESCRIBED IN BOOK 65, PAGE 436, AND BOOK 78, PAGES 219 AND 224, ALL IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA) AND WHICH ARE DEPICTED ON THE RECORD OF SURVEY MAP TO SHOW DIVISION BOUNDARY OF THE MATHEWS-CRAWFORD RANCH IN DRY VALLEY, LINCOLN COUNTY, NEVADA IN SECTIONS 2, 3, 4, 5 & 6 OF TOWNSHIP 1 SOUTH, RANGE 69 EAST; SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 EAST; AND SECTIONS 31, 32, 33 & 34, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.M. RECORDED JANUARY 5, 1999 AS FILE NO. 112126, IN PLAT BOOK B, AT PAGE 180 OF THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT A POINT MARKED BY A 5/8" REBAR WITH CAP STAMPED P.L.S. 12751 LOCATED ON THE MOUNT DIABLO BASELINE, FROM WHICH THE SOUTH QUARTER (S 1/4) CORNER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST BEARS NORTH

89°46'13" WEST, 520.43 FEET MARKED BY A B.L.M. BRASS CAP MARKED "1/4 SOUTH 31, 1974";
THENCE SOUTH 89°46'13" EAST, 797.89 FEET ALONG THE SAID BASELINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST;
THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 31;
THENCE EAST 2640 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 69 EAST;
THENCE SOUTH 1320 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32;
THENCE EAST 3040 FEET MORE OR LESS ALONG THE MOUNT DIABLO BASELINE TO THE NORTHWEST CORNER OF LOT 1 (LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 69 EAST);
THENCE SOUTH 660 FEET MORE OR LESS ALONG THE WEST LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE EAST 2640 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 4 OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 69 EAST;
THENCE NORTH 660 FEET MORE OR LESS TO THE NORTHEAST CORNER OF SAID LOT 4 (LOCATED ON THE MOUNT DIABLO BASELINE);
THENCE WEST 410 FEET MORE OR LESS ALONG THE SAID BASELINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 69 EAST;
THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33;
THENCE WEST 3960 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32;
THENCE NORTH 1320 FEET MORE OR LESS TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 32;
THENCE WEST 1320 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 32;
**THENCE NORTH 929.38 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32*;
THENCE SOUTH 56°43'07" WEST, 744.95 FEET* AT THE SOUTHEAST CORNER OF A CONCRETE WELL PUMP BASE;
THENCE SOUTH 56°11'13" WEST, 1837.92 FEET*;
THENCE SOUTH 51°22'05" WEST, 1818.92 FEET*;
THENCE SOUTH 37°37'24" EAST, 261.41 FEET*;
THENCE SOUTH 03°43'51" WEST, 731.32 FEET* ON THE SAID BASELINE AND THE POINT OF BEGINNING**

*TO A POINT MARKED BY A 5/8 INCH REBAR WITH CAP STAMPED P.L.S. 12751
**DISTANCES AND BEARINGS WITHIN DOUBLE ASTERISKS ARE MEASURED

PARCEL 2:

THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF

SECTION 2, AND LOT THREE (3) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, IN TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.D.M., IN LINCOLN COUNTY, NEVADA.

PARCEL 3:

THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.M. AND LOTS TWO (2) AND THREE (3) AND THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, AND LOTS ONE (1) AND TWO (2) AND THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, ALL IN TOWNSHIP 1 SOUTH, RANGE 69 EAST, M.D.M. IN LINCOLN COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN DOCUMENT RECORDED JANUARY 24, 2007 IN BOOK 228, PAGE 218 OF OFFICIAL RECORDS AS DOCUMENT NO. 128264 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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.

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.

Eldon G. Crawford and Brenda D. Crawford, Trustees, or their successors in Trust, under the Crawford Family Living Trust Dated March 17, 2004 and any amendments thereto

Eldon G. Crawford
Trustee

Eldon G. Crawford, Trustee

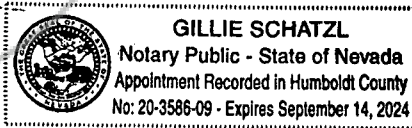
Brenda D. Crawford
Trustee

Brenda D. Crawford, Trustee

STATE OF **NEVADA**)
COUNTY OF Humboldt) : ss.

This instrument was acknowledged before me on March 25, 2021 by **Eldon G. Crawford and Brenda D. Crawford, Trustees, or their successors in Trust, under the Crawford Family Living Trust Dated March 17, 2004 and any amendments thereto.**

Gillie Schatzl
Notary Public
(My commission expires: 9-14-2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 13895-2612218.

Gillie Schatzl
20-3586-09
9-14-24

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 006-251-09, ~~006-291-09~~ mh
 b) 006-291-26, 006-401-02
 c) 006-401- 03, 012-050-04
 d) 012-050-05, 012-050-07

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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$2,500,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$2,500,000.00
 d) Real Property Transfer Tax Due \$9,750.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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: Eldon G. Crawford
 Signature: Brenda D. Crawford

Capacity: Grantor
 Capacity: Grantee

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

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

Eldon G. Crawford and Brenda D. Crawford, Trustees, or their successors in Trust, under the Crawford Family Living Trust Dated March 17, 2004 and any

Print Name: amendments thereto
 Address: 2924 Stuart St.
 City: Winne-musa
 State: Nevada Zip: 89445

Print Name: John L. Mathews and
Donnene C. Mathews
 Address: P.O. Box 569
 City: Pioche
 State: NV Zip: 89043

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

First American Title Insurance
 Print Name: Company File Number: 13895-2612218 ME/ ME
 Address 2500 N Buffalo Drive, Suite 120
 City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)