

APN: 001-048-01



OFFICIAL RECORD
AMY ELMER, RECORDER

RETURN RECORDED DEED TO:

KENT TAYLOR
5402 BULL RUN CIRCLE
AUSTIN, TX 78727

QUITCLAIM DEED

WHEREAS, LINCOLN COUNTY, is a political subdivision of the State of Nevada;
WHEREAS, Nevada Revised Statutes ("NRS") 244.265 through 244.296, inclusive,
grants LINCOLN COUNTY authority to manage county owned property, including
authorizing the sale of county owned property;

WHEREAS, LINCOLN COUNTY Board of County Commissioners adopted Resolution
2021-06 on March 15, 2021 setting forth its desire and intention to sell the real property
described herein;

WHEREAS, Resolution 2021-06 was published in the Lincoln County Record on
March 26, April 2, and April 9 2021 to comply with the provisions of NRS 244.281(1)(b)
and NRS 244.282(2).

WHEREAS, LINCOLN COUNTY Board of County Commissioners held a public
hearing on April 5, 2021 to establish the fair market value of the real property described
herein and to establish a minimum bid price as required in NRS 244.2795(1)(a);

WHEREAS, LINCOLN COUNTY has obtained 1 appraisal of the real property
described herein as required by NRS 244.2795(1)(a);

WHEREAS, LINCOLN COUNTY Board of County Commissioners sold the real
property described herein at a public auction on April 16, 2021, which auction was held in
compliance with the requirements of NRS 244.282;

WHEREAS, the high bidder at the auction on April 16, 2021 was KENT TAYLOR,
whose high bid was in excess of the appraised price of the property as required by NRS
244.281(1)(c) and was accepted by the LINCOLN COUNTY Board of County
Commissioners that same day.

THIS INDENTURE, made and entered into this 12th day of May, 2021, between
LINCOLN COUNTY, a political subdivision of the STATE OF NEVADA, the party of the first
part and hereinafter referred to as "GRANTOR", and KENT TAYLOR, as his sole and
separate property and as the party of the second part and hereinafter referred to as
"GRANTEE."

WITNESSETH:

That the GRANTOR does hereby quitclaim 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 the Town of Pioche, County of Lincoln, State of Nevada, and more
particularly described as follows, to-wit:

APN 001-048-01, and further described as:

THAT PARCEL OF LAND SITUATED WITHIN THE NORTHEAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 01 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, AND FURTHER DESCRIBED AS FOLLOWS:

THE REMNANT PARCEL AS SHOWN ON THE RECORD OF SURVEY FLORAL SPRINGS MILL SITE, LINCOLN COUNTY, NEVADA, RECORDED AS DOCUMENT #150818 WITH THE LINCOLN COUNTY RECORDER'S OFFICE ON JANUARY 6, 2017, WITH THE FULL LEGAL DESCRIPTION AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 01 43'29" WEST 171.00 FEET ALONG THE EAST LINE OF SAID SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M. AS RECORDED IN BOOK PLAT A, PAGE 382 IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA AND RUNNING:

THENCE SOUTH 01°43'29" West 761.00 FEET ALONG THE EAST LINE OF SAID SECTION 22;
THENCE NORTH 70°00'00" WEST 423.38 FEET TO THE EASTERLY LINE OF BLOCK 16, PIOCHE TOWN NORTHEAST ADDITION;
THENCE NORTH 14°39'56" EAST 64.44 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 16;
THENCE NORTH 00°06'28" EAST 48.89 FEET TO THE SOUTHERLY LINE OF BLOCK 54;
THENCE SOUTH 89°53'32" EAST 247.75 FEET ALONG THE SOUTHERLY LINE TO THE SOUTHEAST CORNER OF LOT 8, SAID BLOCK 54;
THENCE NORTH 00°19'16" WEST 100.00 FEET ALONG THE EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 54 TO THE SOUTH LINE OF DUTCH AVENUE;
THENCE NORTH 23°38'19" EAST 54.53 FEET TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 50 AND THE NORTH LINE OF DUTCH AVENUE;
THENCE NORTH 00°19'16" WEST 100.00 FEET ALONG THE EASTERLY LINE TO THE NORTHEAST CORNER OF LOT 16 OF SAID BLOCK 50;
THENCE NORTH 00°19'56" WEST 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 50;
THENCE NORTH 00°19'16" WEST 100.01 FEET ALONG THE EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 50 AND THE SOUTH LINE OF BUCK AVENUE;
THENCE NORTH 04°04'08" WEST 50.17 FEET TO SOUTHEAST CORNER OF LOT 16, BLOCK 51 AND THE NORTH LINE OF BUCK AVENUE;
THENCE NORTH 00°19'16" WEST 27.28 FEET ALONG THE EASTERLY LINE OF SAID LOT 16, BLOCK 51;
THENCE NORTH 69°25'48" EAST 150.39 FEET TO THE EAST LINE OF SAID SECTION 22 AND THE POINT OF BEGINNING.

CONTAINS APPROXIMATELY 3.14 ACRES, MORE OR LESS (AS DESCRIBED).

EXCLUDING THEREFROM ANY INTEREST IN THAT CERTAIN AERIAL TRAMWAY RUNNING ACROSS THE PROPERTY AND AS FURTHER DESCRIBED IN THE GRANT BARGAIN AND SALE DEED RECORDED IN THE LINCOLN COUNTY RECORDER'S OFFICE ON SEPTEMBER 1, 1988 AS DOCUMENT 89766 IN BOOK 82 PAGE 99, AND SUBJECT TO THE EASEMENT FOR THAT SAME CERTAIN AERIAL TRAMWAY AS DESCRIBED IN DOCUMENT 89766.

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 have hereunto set their hand the day and year first above written.

LINCOLN COUNTY, NEVADA




JARED BRACKENBURY, CHAIRMAN
LINCOLN COUNTY BOARD OF COMMISSIONERS

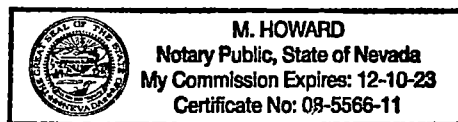
State of NEVADA)
)ss.
County of LINCOLN)

On this 12th day of May, 2021, ***JARED BRACKENBURY***, personally appeared before me and proved to me to be the persons described in and who executed the foregoing Quitclaim Deed, who acknowledged that they 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



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-048-01
- 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

\$20,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$78.00

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 [Signature] Capacity Buyer

Signature [Signature] Capacity Seller-Lincoln Cty

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lincoln County
Address: Po Box 90
City: Pioche
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kent Taylor
Address: 5402 Bull Run Circle
City: Austin
State: TX Zip: 78727

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

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