

LINCOLN COUNTY, NV **2021-161519**  
\$37.00  
RPTT:\$0.00 Rec:\$37.00 10/21/2021 04:31 PM  
BARNEY MCKENNA & OLMSTEAD, P.C. Pgs=2 AE  
**OFFICIAL RECORD**  
AMY ELMER, RECORDER E07

WHEN RECORDED, MAIL TO:

Jeffery J. McKenna, Esq.  
Barney McKenna & Olmstead, P.C.  
P.O. Box 2710  
St. George, UT 84771

MAIL TAX STATEMENTS TO:

Douglas E. Nedelcove  
P.O. Box 37  
Caliente, Nevada 89008

APN: 003-033-03

**GRANT, BARGAIN AND SALE DEED  
TRANSFER TAX EXEMPTION PER NRS 375.090, #7**

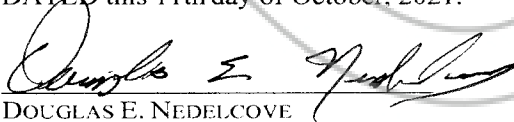
THIS INDENTURE WITNESSETH: That **Douglas E. Nedelcove, a single man**, Grantor, in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell, Convey and Confirm to "**Douglas E. Nedelcove, trustee, or successor trustee(s) of the Douglas E. Nedelcove Revocable Trust Dated October 11, 2021**", as may be subsequently amended, whose address is P.O. Box 37, Caliente, Nevada 89008, Grantee, the following described tract of land in the County of Lincoln, State of Nevada, described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

SUBJECT TO: Covenants, Conditions, Reservations, Rights, Rights of Way, Easements and Encumbrances now of record.

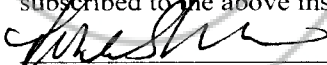
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or appertaining.

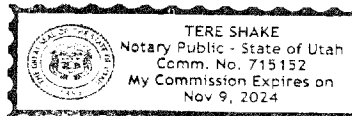
DATED this 11th day of October, 2021.

  
DOUGLAS E. NEDELCOVE

STATE OF UTAH )  
 ) ss  
COUNTY OF WASHINGTON )

On the 11th day of October, 2021, personally appeared before me, a Notary Public, DOUGLAS E. NEDELCOVE, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

  
Notary Public



Attachment to that certain Grant, Bargain and Sale Deed executed by Douglas E. Nedelcove, a single man, Grantor, to Douglas E. Nedelcove, trustee, or successor trustee(s) of the Douglas E. Nedelcove Revocable Trust Dated October 11, 2021, Grantee.

**EXHIBIT "A" LEGAL DESCRIPTION**

THAT PORTION OF LOT 1, BLOCK 47, NORTH SIDE ADDITION TO THE TOWN OF CALIENTE, AS SHOWN UPON MAP IN THE RECORDER'S OFFICE AS MAP NO. 15661, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST 100 FEET ALONG THE SOUTH SIDE OF RYAN STREET; THENCE AT RIGHT ANGLES SOUTH 82.71 FEET; THENCE EAST 100 FEET TO THE WEST LINE OF ALICE STREET; THENCE NORTH ALONG THE WEST LINE OF ALICE STREET 82.71 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 19, 2007, IN BOOK 237, PAGE 295, AS DOCUMENT NO. 130370 OF OFFICIAL RECORDS.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 003-033-03  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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: Transfer without consideration to a trust.

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 Holly Buchner Capacity: Legal Assistant  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Douglas E. Nedelcove  
 Address: PO Box 37  
 City: Caliente  
 State: NV                      Zip: 89008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)** Douglas E. Nedelcove, Trustee of the  
 Print Name: Douglas E. Nedelcove Revocable Trust dated 10/11/2021  
 Address: PO Box 37  
 City: Caliente  
 State: NV                      Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Barney McKenna & Olmstead, P.C Escrow # \_\_\_\_\_  
 Address: 43 S 100 E Suite 300  
 City: St. George                      State: UT                      Zip: 84770