LINCOLN COUNTY, NV

\$1,753.00

2022-162803

RPTT:\$1716.00 Rec:\$37.00 **07/19/2022 11:23 AM** WESTERN TITLE LAS VEGAS

AMY ELMER, RECORDER

OFFICIAL RECORD

Pgs=4 AK

APN#: 012-170-02

Recording Requested By:

Western Title Of Southern

Nevada LLC

Escrow No.: 5240WLV

When Recorded Mail To:

Fort Grover LLC	
6123 Dry Valley Ranch Road	_
Pioche, NV	_
89043	

Mail Tax Statements to: (deeds only)

Fort Grover LLC

6123 Dry Valley Ranch Road	
Pioche, NV	_
89043	

(space above for Recorder's use only)

Bargain and Sale Deed

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

Fort Grover LLC	
6123 Dry Valley Ranch Rd.	
Pioche, NV 89043	

(Space Above For Recorder's Use)

BARGAIN AND SALE DEED

For value received, C. Pete Peterson and Beverly R. Peterson, trustees, or successor trustee(s) of the Peterson Family Trust dated May 10, 2013 ("Grantor"), grants, bargains, sells and conveys to Fort Grover LLC, a Nevada limited liability company ("Grantee"), whose current address is 6123 Dry Valley Ranch Rd., Pioche, NV 89043, and its successors and assigns forever, the following described real property situated in Lincoln County, State of Idaho: See attached Exhibit A.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described.

Grantor covenants that prior to the execution of the Grant Deed, Grantor has not conveyed this real property to any other person, and at the time of execution, the real property is free from encumbrances done, made, or suffered by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of July, 2022.

GRANTOR:

THE PETERSON FAMILY TRUST DATED MAY 10, 2013

C. Pete Peterson

SIGNED

C. Pete Peterson, Trustee

Beverly R. Peterson



Beverly R. Peterson, Trustee

[NOTARY ACKNOWLEDGEMENT TO FOLLOW]

STATE OF IDAHO) ss. County of Ada)

On this 13th day of July, 2022, before me the undersigned notary public in and for said state personally appeared C. Pete Peterson and Beverly R. Peterson known or identified to me to be the trustees of the Peterson Family Trust dated May 10, 2013, and acknowledged to me that they executed the foregoing instrument in their official capacities for the purposes described herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

TAYLER W TIBBITTS
COMMISSION #67394
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/29/2028

Tayler W. Tibbitts



NOTARY PUBLIC FOR IDAHO Residing at <u>Kuna</u>, <u>ID</u> My Commission Expires 3/29/2028

Online Notary Public. This notarial act involved the use of online audio/video communication technology.

Exhibit A

Situated in the County of Lincoln and State of Nevada described as follows:

A parcel of land situated in the Northwest Quarter of the Southwest Quarter and the Southwest Quarter of the Northwest Quarter of Section 8, Township 2 South, Range 68 East, M.D.B.& M., being further described as follows:

Beginning at the Northwest Corner (1) from which the Quarter (1/4) corner common to Sections 7 and 8 of said subdivision bears South 0 degrees 22' 12" East a distance of 237 feet; thence South 85 degrees 35' 42" East to the Northeast corner (2) 113 feet; thence along the right of way of Nevada State Highway 93, bearing South 2 degrees 58' 30" West (bearing established from Highway Dept. Map) to the Southeast corner (3) a distance of 392 feet:

thence South 89 degrees 53' 36" West to the Southwest corner (4) a distance of 89 feet; thence North 0 degrees 22' 12" West to the point of beginning a distance of 400 feet.

Note: The above metes and bounds legal description appeared previously in that certain document recorded May 08, 1998 in Book 134, Page 297 as Instrument No. 110938.



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)						
a) 0/2-170-02						
b)						
c)						
d)						
2. Type of Property:	_ \ \					
a) Vacant Land b) Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY					
c) Condo/Twnhse d) 2-4 Plex	Book: Page:					
e) Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:					
g) Agricultural h) Mobile Home	Notes:					
Other						
3.a. Total Value/Sales Price of Property:	\$440,000.00					
b. Deed in Lieu of Foreclosure Only (value of property)	·					
c. Transfer Tax Value:	\$440,000.00					
d. Real Property Transfer Tax Due:	\$1,716.00					
4. If Exemption Claimed:						
a. Transfer Tax Exemption, per NRS 375.090, Secti	(
b. Explain Reason for Exemption:	on;					
5. Partial Interest: Percentage being transferred: 100%						
	nalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the					
information provided is connect to the best of their information	nation and belief, and can be supported by documentation if called upon to					
	re, the parties agree that disallowance of any claimed exemption, or other					
	lty 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 several						
1 / / / / / / / / / / / / / / / / / / /	ny naore for any additional amount owed.					
Signature: ////////////////////////////////////	Capacity Buvev					
/ /						
Signature:	Capacity					
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SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION					
(REQUIRED)	(REQUIRED)					
Print Name: C. Pete Peterson and Beverly R. Peterson	n, Print Name: Fort Grover LLC, a Nevada limited liability					
trustees, or successor trustee(s) of the Pe	eterson company					
Family Trust dated May 10, 2013	,					
Address: $RO BO \times 624$	Address: 10123 Nov Valley Ranch Rd					
City: Panaca	City: Pinhe					
State: AlV Zip: 8904	State: V Zip: 89043					
21p. 6/07	2 States					
COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)						
	Esc. #: 5240WLV					
Address: Western Title Las Vegas						
City: Las Vegas	State: NV Zip: 89135					

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

STATE OF NEVADA DECLARATION OF VALUE

1. Assesso	r Parcel Numb	- ()		\ \
a) 22 0	Larcer Numb	er(s)		\ \
b)	-170-0	<u></u>		\ \
· ·				\ \
c)				\ \
d)				\ \
2. Type of	Property:			\ \
a) ∏ Vac	cant Land	h) Deinster B		
c) \square Cor	ido/Twnhse	b) Single Fam. Res.	FOR R	ECORDERS OPTIONAL USE ONLY
e) 🗌 Apt		d) 2-4 Plex	Book:	Page 1
0) [] Apr	. Diug.	f) 🗷 Comm'l/Ind'l	Date of Reco	Page:
g) □ Agr		h) ☐ Mobile Home	Notes:	riding.
☐ Oth	er		Tioles.	
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J.a. Total Va	alue/Sales Price	of Property:	\$440,000.00	
o. Deed in	Lieu of Foreclo	sure Only (value of property)	1	
o. Hanstel	iax value:		8440.000	
d. Real Pro	perty Transfer	Fax Due:	\$440,000.00	
		an Buu;	_\$1,716.00	
4. If Exemp	tion Claimed:			
a. Trans	fer Tax Exemp	tion, per NRS 375.090, Section:		1 1
4. PVD16	uu neason mr b	Yemstian.		/ /
o. Partial In	terest. Percento	on baims as a second	1 1	
The undersign	ned declares	ge being transferred: 100%	- N	\ / /
information -	nied decisies S	nd acknowledges, under penalty	of periury, nurs	uant to NRS 375.060 and NRS 375.110, that the
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accounting (IO)	TOT SUBSTITUTES IN T	W dita man	S	The trouble of all Claimed every time
375.030, the 1	Buyer and Selle	shall be jointly and some that	10% of the tax of	at disallowance of any claimed exemption, or other due plus interest at 1% per month. Pursuant to NRS
_		r shall be jointly and severally liab	le for any additi	onal amount owed,
Signature:	1 /	/ / \	7%	
~-B			Cap	acity <u>Seller Trustee</u> acity <u>Seller Trustee</u>
	/	/	1	JUNET 1105 PET
_	Gesusaned on	/	1	\ <u>.</u> \ /
Signature:	BEVERY R. PETERS	ON	\	$\backslash \prec i \backslash \prec i$
7	- FEDCCHEPASTING		Capa	acity_e/le/ /ristal
	1	\	\ \	710010
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SELLER (C	RANTOR) II	VFORMATION	RIIVED (C	TA APPEN TARAN
- All Property lives	(REOUIRE	(D)	DO LER (G	RANTEE) INFORMATION
Print Name:	C. Pete Peter	son and Beverly R. Peterson,	/	(REQUIRED)
	trustees or ex	ccessor trustee(s) of the Peterson	Print Name:	Fort Grover LLC, a Nevada limited liability
	Family Tours	ccessor trustee(s) of the Peterson		company
Address:	Tailily Trust	dated May 10, 2013		, and a second
		624	Address:	10/230:11 11
City:	Lanaca		City:	6/23 Day Yolley Kanch Rd
State:	ALV	Zip: 89,000		FILCHE
1		011.3	_State:	UV Zip: 89043
COMPANY	PERSON DE	QUESTING RECORDING (1) Las Vegas		
Print Name:	Mostore Title	CONSTING RECORDING	Required if no	ot seller or buyer)
Address:			Esc. #:	5240WLV
	10100 W. Ch:	arleston Blvd. Suite 170	· ·	
City:	Las Vegas		States	
\		/ /	State:	NV Zip: 89135
		and the second s		

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