

A.P.N.: 13-080-02
R.P.T.T. S 0.00

MAIL DOCUMENT & TAX STATEMENT TO:
Brock Andrus
720 Wild Rose Ln
Washington, Utah 84780

LINCOLN COUNTY, NV	2022-163055
\$37.00	
RPTT:\$0.00 Rec:\$37.00	09/22/2022 11:25 AM
MESQUITE TITLE COMPANY	Pgs=2 KC
OFFICIAL RECORD	
AMY ELMER, RECORDER	E07

Grant, Bargain and Sale Deed

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Dixie G. H. Andrus, Trustee of the Dixie G. H. Andrus Individual Trust, dated December 19, 2013

do(es) hereby GRANT, BARGAIN and SELL to

George Brock Andrus and Slade Brock Andrus, father and son, as Joint Tenants

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

United States Government Lot number Two (2) in SectionTwo (2) in Township 4 South, Range 69 East, MDB&M

TOGETHER WITH all water rights of what is known as Oak Well Springs, situate in said land.

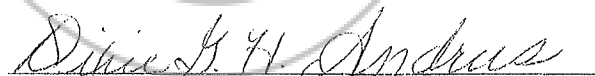
TOGETHER WITH grazing rights on pasture known as 01051 Oak Wells allowing for 511 AUM's.

TOGETHER WITH all and sigular the tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO easements, restrictions, right-of-ways, conditions, encumbrances, and reservations of record or enforceable in law or equity.

WITNESS the hand(s) of said grantor(s), this 22nd day of September, 2021.

Dixie G. H. Andrus Individual Trust, dated December 19, 2013



Dixie G. H. Andrus, Trustee

STATE OF Nevada
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 013-080-02 _____
- 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

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

- 3. a. Total Value/Sales Price of Property: \$0.00
- b. Deed in Lieu of Foreclosure Only(value of property): (0.00)
- c. Transfer Tax Value: \$0.00
- d. Real Property Transfer Tax Due \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Exemption No. 07
- b. Explain Reason for Exemption: Transfer from Trust without consideration

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 [Signature] Capacity _____ Grantor's Agent _____
Signature [Signature] Capacity _____ Grantee's Agent _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Dixie G.H. Andrus, Trustee

Print Name: By: RC Sherratt, Agt.
Address: 720 Wild Rose Ln.
City: Washington
State: UT Zip: 84780

BUYER (GRANTEE) INFORMATION
(REQUIRED)

George Brock Andrus & Slade Brock Andrus

Print Name: By: RC Sherratt, Agt.
Address: 720 Wild Rose Ln.
City: Washington
State: UT Zip: 84780

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

Print Name: Mesquite Title Company Escrow #: ACCOM
Address: 840 Pinnacle Ct. #3
City: Mesquite State: NV Zip: 89027

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