

LINCOLN COUNTY, NV **2023-163760**
\$456.25
RPTT:\$419.25 Rec:\$37.00 **02/27/2023 09:45 AM**
FIRST AMERICAN TITLE INSURANCE COMPANY
OFFICIAL RECORD
AMY ELMER, RECORDER

A.P.N.: 003-078-18
File No: 107-2658105 (TV)
R.P.T.T.: \$419.25

When Recorded Mail To: Mail Tax Statements To:
Tyler Patrick Wadsworth and Andrea Wadsworth
P.O. Box 941
Caliente, NV 89008

signed in counterpart

GRANT, BARGAIN and SALE DEED

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

David Buck and Shirley Buck, Trustees of the Buck Family Trust and Robert James Smeath, a married man as his sole and separate property and Rose Diane Kelley, a married woman as her sole and separate property, as their interest may appear

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

Tyler Patrick Wadsworth and Andrea Wadsworth, husband and wife as joint tenants

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

BOOK L-1, PAGE 230, PARCEL OF LAND, SITUATE IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA, AND BEING THAT PORTION OF THE E 1/2 OF THE E 1/2 OF THE NW 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.& M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE NORTH ALONG THE EAST LINE OF THE SAID NW 1/4, 1,407.89 FEET; THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 514.50 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH, PARALLEL WITH SAID EAST LINE, 54.13 FEET; THENCE WEST AT RIGHT ANGLES 121.00 FEET; THENCE SOUTH 54.13 FEET ALONG A LINE PARALLEL WITH AND DISTANT EAST 24.50 FEET, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID E 1/2 OF THE E 1/2 OF THE NW 1/4; THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE, 121.00 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 13, 2008, IN BOOK 245, PAGE 636, AS INSTRUMENT NO. 132926.

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

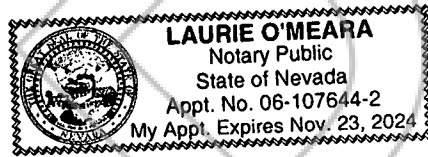
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

STATE OF Nevada)
COUNTY OF Washoe) :ss.

This instrument was acknowledged before me on November 15, 2022 by Robert James Smeath

Laurie O'Meara
Notary Public
(My commission expires: 11-23-2024)



the Buck Family Trust

signed in counterpart

David Buck, Trustee

signed in counterpart

Shirley Buck, Trustee

signed in counterpart

Robert James Smeath

Rose Diane Kelley
Rose Diane Kelley

STATE OF

Nevada)

COUNTY OF

Lincoln)

SS.

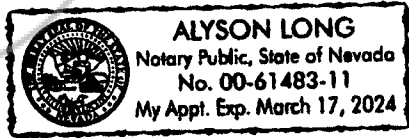
This instrument was acknowledged before me on

November 7, 2022

by

Rose Diane Kelley

Alyson Long
Notary Public
(My commission expires: March 17, 2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2658105.

the Buck Family Trust

David Buck
David Buck, Trustee

Shirley Buck
Shirley Buck, Trustee

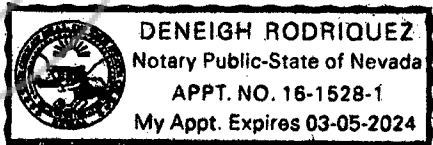
signed in counterpart
Robert James Smeath

signed in counterpart
Rose Diane Kelley

STATE OF Nevada)
COUNTY OF Clark) : ss.

This instrument was acknowledged before me on November 9, 2022 by David Buck and Shirley Buck as Trustees of The Buck Family Trust.

[Signature]
Notary Public
(My commission expires: 3-5-2024)



#16-1528-1 Exp. 3-5-2024

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 107-2658105.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-078-18
 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'/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: \$107,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$107,500.00
 d) Real Property Transfer Tax Due \$419.25

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: X Rose Diane Kelley
 Signature: _____

Capacity: Grantor
 Capacity: _____

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

David Buck and Shirley Buck,
 Trustees of the Buck Family Trust
 and Robert James Smeath and
 Print Name: Rose Diane Kelley
 Address: 4900 Rio Pinar Drive
 City: Reno
 State: NV Zip: 89509

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

Tyler Wadsworth and
 Andrea Wadsworth
 Print Name: Andrea Wadsworth
 Address: P. O. Box 451
 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: 107-2658105 TV/ TV
 Address: 9139 Russell Road, Ste 100
 City: Las Vegas State: NV Zip: 89148

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