



OFFICIAL RECORD E07
AMY ELMER, RECORDER

A.P.N. No.:	003-077-11
R.P.T.T.	Exempt # 7
Escrow No.:	86034
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
CORY WADSWORTH and NATALIE WADSWORTH	
P.O Box 334	
Panaca, NV 89042	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **GORDON L. WADSWORTH and MICHELE G. WADSWORTH**, Trustees of the **WADSWORTH FAMILY TRUST**, dated December 15, 2006, as amended, or restated, or their successors for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **CORY WADSWORTH and NATALIE WADSWORTH**, husband and wife as joint tenants, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

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

Situate within portions of Sections 7 and 8, Township 4 South, Range 67 East, M.D.B. & M., more particularly described as follows:

The East Half (E1/2) of lot 13 in Block 1 of CALIENTE, Nevada as shown on the Official Subdivision Map thereof recorded November 10, 1904 in the Book of Plats, page 36 and as shown on the compiled Map of Caliente, Lincoln County, Nevada filed in the Book of Plats, page 47, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2022 - 2023: 003-077-11

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A new Deed of Trust to record concurrent.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 23, 2023

THE WADSWORTH FAMILY TRUST, DATED
DECEMBER 15, 2006, AS AMENDED, OR
RESTATED, OR THEIR SUCCESSORS

By: Gordon L Wadsworth
Gordon L Wadsworth
Trustee

By: Michele G Wadsworth
Michele G Wadsworth
Trustee

State of Nevada)
County of Lincoln) ss.

This instrument was acknowledged before me on the 9 day of February, 2023 By:
GORDON L. WADSWORTH, Trustee and MICHELE G. WADSWORTH, Trustee of the
Wadsworth Family Trust dated December 15, 2006

Signature: Sasha J Orr
Notary Public
Expiration Date: Dec 2 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-077-11
- 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
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File - AK</u>	

3. Total Value/Sale Price of Property 60,000.00
 Deed in Lieu of Foreclosure Only (value of Property) (_____)
 Transfer Tax Value: 60,000.00
 Real Property Transfer Tax Due: - 0 -

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 7
- b. Explain Reason for Exemption: transfer of title from Father and Mother, Trust to Son and wife

Transfer from a Trust

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 Gordon L. Wadsworth Capacity Grantor
 GORDON L. WADSWORTH, Trustee

Signature Cory Wadsworth Capacity Grantee
 CORY WADSWORTH

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

Print Name: THE WADSWORTH FAMILY TRUST, dated December 15, 2006, as amended, or restated, or their successors
 Address: P.O. Box 106
 City: Panaca
 State: NV Zip: 89042

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

Print Name: CORY WADSWORTH and NATALIE WADSWORTH
 Address: P.O. Box 334
 City: Panaca
 State: NV Zip: 89042

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

Print Name: Cow County Title Co. Escrow #: 86034
 Address: P.O. Box 518, 328 Main Street
 City: Pioche State: NV Zip: 89043