

After Recording Return to:
Lincoln County
c/o Lincoln County Commission
P.O. Box 90
Pioche, Nevada 89043

APN: 001-038-01



OFFICIAL RECORD
AMY ELMER, RECORDER

TRUSTEE DEED

Judge Gary Fairman, District Judge of the Seventh Judicial District Court of the State of Nevada, in and for the County of Lincoln, as ex officio Trustee of the property held in trust as the Pioche Townsite in the County of Lincoln (hereinafter "Grantor"), does hereby convey that Property and parcel further described herein, to Lincoln County, Nevada and the Town of Pioche ("Grantee").

This conveyance is made pursuant to a Verified Statement and a Notice of Claim submitted by the Grantee pursuant to NRS 325.130(1) asserting claim to the Property and based on the following:

WHEREAS, the Property was conveyed as a part of a patent and in trust, with then-Judge Harry M. Watson as trustee, pursuant to an Act of the Congress of the United States of America, approved March 2, 1867, and codified as 43 U.S.C. § 718, as part of the 400 acre Pioche Townsite covering the unincorporated town of Pioche; and

WHEREAS, Grantor is the successor trustee by operation of law; and

WHEREAS, Grantee filed a Verified Statement and Notice of Claim in Case No. CV-0903220 asserting an adverse claim to the Property; and

WHEREAS, Grantee filed proof of publication and proof of posting of the Notice of Claim; and Grantee has complied with all statutory requirements and the Order for Publication on file in Case No. CV-0903220; and

WHEREAS, no other claimant has appeared or contested the conveyance of the Property requested in the Verified Statement and Notice of Claim despite proper posting and publication of the Notice of Claim as required by statute and the Order for Publication; and

WHEREAS, the Court issued an Order approving the transfer of the Property to Claimants.

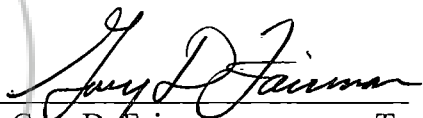
NOW THEREFORE, Grantor as successor Trustee by operation of law does hereby transfer and convey to the Grantee and to its successors and assigns forever, all of the Property and parcel of part of the Pioche Townsite described as follows:

A tract of land, commonly known as the Pioche Recreational Park, located within the Townsite of Pioche and situate in the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section 22, Township 1 North, Range 67 East, Mount Diablo Base and Meridian, and more particularly described as follows:

Commencing at the Section Corner common to Sections 14, 15, 22, and 23, a point to wit bears N89°53'50"W coincident with the Section Line common to Sections 15 and 22, a distance of 1,477.83 feet to the true point of beginning;
 thence, S00°02'28"W a distance of 336.25 feet;
 thence, N85°54'32"W a distance of 58.98 feet;
 thence, S04°12'31"W a distance of 246.70 feet;
 thence, S85°47'29"E a distance of 205.00 feet;
 thence, N42°17'31"E a distance of 60.00 feet;
 thence, S04°12'31"W a distance of 246.83 feet;
 thence, S73°39'10"W a distance of 106.80 feet;
 thence, S55°57'16"W a distance of 331.10 feet;
 thence, S04°12'32"W a distance of 82.19 feet;
 thence, N71°56'25"W a distance of 273.33 feet;
 thence, N51°01'51"W a distance of 296.24 feet;
 thence, S33°00'21"W a distance of 793.91 feet;
 thence, N59°19'32"W a distance of 50.04 feet;
 thence, N56°59'39"W a distance of 177.32 feet;
 thence, N51°01'46"E a distance of 54.33 feet;
 thence, S89°53'50"E coincident with the aforementioned Section Line common to Sections 15 and 22, a distance 440.58 feet, to the point of beginning, and containing 12.13 acres, more or less.

TOGETHER with all the rights, privileges and appurtenances thereof, including any and all improvements, to the proper use, benefit, and behoof of the said Grantee and its successors and assigns forever, without any reservation whatsoever, saving and excepting those made by the United States in said patent and in the sale and conveyance of said land, in as full and ample manner as Grantor may of right convey under said patent and by reason of the premises, and the authority by law vested in the Grantor as such Trustee.

Dated this 13th day of April, 2023.


 Judge Gary D. Fairman, successor Trustee
 Seventh Judicial District Court

STATE OF NEVADA)
 COUNTY OF LINCOLN)

On this 13th day of April, 2023, Judge Gary D. Fairman, Judge in the Seventh Judicial District Court, State of Nevada, County of Lincoln, known to me to be the person and official named herein, and executed the same freely and voluntarily and as such successor Trustee and for the use and purpose herein above stated.

IN WITNESS WHEREOF, I hereunto set my hand and affix my Official Seal in the said County of Lincoln, State of Nevada, the day and year herein above written


 Lisa Lloyd, Clerk, in and for County of Lincoln, State of Nevada

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 1-038-01
 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 Pioche town park

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: (_____)
 Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 2
 b. Explain Reason for Exemption: Transferring to Government Agency

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 _____ Capacity Agent Planning
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: 7th Judicial District Court
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Lincoln County - Town of Roche
 Address: P.O. Box 90
 City: Pioche
 State: NV Zip: 89043

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____