

After recording please return to:)
 Name: Cory Lytle-LC Planning and Building)
 Address: PO Box 329)
 181 Main Street)
 City, State, Zip: Pioche, Nevada 89043)
 Phone: 775-962-8071)
 APN: 001-021-09 -*ARTON OF*)


 00012499202301654610050058
 OFFICIAL RECORD E02
 AMY ELMER, RECORDER

-----Above This Line Reserved For Official Use Only-----

ROAD DEDICATION AND GRANT DEED

IT WAS ACKNOWLEDGED THIS DAY:

That Nancy A. Escobedo, Trustee of the Nancy A. Escobedo Family Revocable Living Trust, hereby known as ("Grantor"), for valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, convey, and dedicate to Lincoln County, a subdivision of the State of Nevada ("Grantee"), that certain real property located in the County of Lincoln, State of Nevada, as more particularly described on Exhibit A-3 and shown on Exhibit B, attached hereto and incorporated herein by this reference (the "Property"), together with all improvements thereon and all rights and privileges appurtenant thereto.

That the dedication is SUBJECT TO all non-delinquent real property taxes, special taxes and other assessments; all liens, encumbrances, easements, rights-of-way, covenants, conditions, restrictions, limitations, obligations and liabilities of record.

That Grantor's claims to title originate from a deed recorded in Book 107, Page 382, Document Number 100999 in the Office of the County Recorder of Lincoln County, Nevada.

That Grantor conveys the Property TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

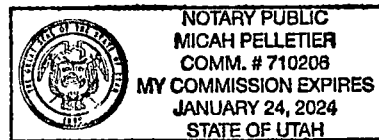
WITNESS Grantor's hand this 20 day of June, 2023.

Nancy A Escobedo
 Nancy A. Escobedo Trustee

STATE OF Utah)
) ss:
 COUNTY OF Utah)

This instrument was acknowledged before me on this 20 day of June, 2023 by Nancy A. Escobedo.

Mil Pelt
 NOTARY PUBLIC





ARTISAN SURVEYING GROUP

"Where Art & Measurement Science Converge"
A Veteran-Owned Survey-Engineering & Geospatial Company

APN: 001-021-09

**EXHIBIT A-3
LAND DESCRIPTION
PRESCRIPTION TO DESCRIPTION
FORMALLY DEDICATING PUBLIC RIGHTS OF WAY**

A description of real property to accompany Exhibit B, included herewith as an inseparable document consisting of one page to affect the formal dedication of heretofore prescriptive rights utilized for ingress, egress, right of way and public utility as perpetual rights above, below and across a portion of the NE4, Section 22, Township 1 North, Range 67 East, Mount Diablo Meridian, which are portions of real property obtained from the former USA War Housing condemnation as conveyed to Lincoln County Housing Authority by Quitclaim Deed recorded as Document No. 1953-28929 and subsequently acquired by taxation conveyed as a remnant through omission from the Parcel Map for Escobedo filed as Document No. 1997-108397, more particularly described as follows:

Land Description 5 (LD5) Commonly Known as Part of 4th Street

Commencing at the Quarter Section Corner common to Sections 15 and 22 of the aforementioned Township, Range, Section and Meridian, a point which is memorialized by a found 2" diameter brass monument in concrete appropriately marked also stamped RLS 3644, perpetuated as stamped in 1981, a point which is N89°53'50"W, coincident with the Section Line common to Sections 15 and 22, from the Section Corner common to Sections 14, 15, 22, and 23, wherein said Section Corner is memorialized by a 2" diameter brass monument in concrete in a coffee can, also appropriately marked and also stamped RLS 3644, perpetuated also in 1981, a distance of 2,716.96 feet; thence departing aforesaid Quarter Section Corner; S75°41'57"E, a distance of 1,278.53 feet to a point where the north prescriptive line of 4th Street intersects the aforementioned War Housing condemnation line; thence departing said condemnation line, S61°28'30"E, coincident with said north line of 4th Street, a distance of 54.68 feet to a point on the line of the aforementioned condemnation boundary line; thence departing aforesaid north 4th Street line, N85°54'32"W, coincident with said condemnation boundary line, a distance of 48.18 feet; thence N00°02'28"E, a distance of 22.68 feet to the aforementioned north 4th Street line therein returning to the Point of Beginning.

Heretofore described real property for the purpose of dedication of a portion of 4th Street contains approximately 544.93 square feet as determined by computer calculation methods.

Town of Pioche & Lincoln County 4th, Gold & Hollywood St. Dedications

P.O. Box 396, Pioche, NV 89043-0396

Email: TWolf@ArtisanSurveying.com

(775) 962-LAND (5263)

www.ArtisanSurveying.com

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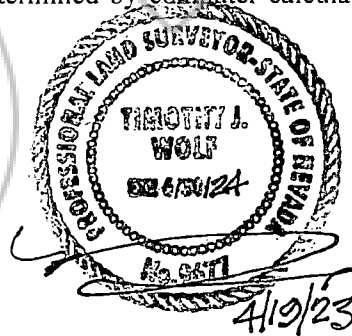
TOGETHER WITH

Land Description 6 (LD6) Commonly Known as Part of Hollywood Way

Commencing at the Quarter Section Corner common to Sections 15 and 22 of the aforementioned Township, Range, Section and Meridian, a point which is memorialized by a found 2" diameter brass monument in concrete appropriately marked also stamped RLS 3644, perpetuated as stamped in 1981, a point which is N89°53'50"W, coincident with the Section Line common to Sections 15 and 22, from the Section Corner common to Sections 14, 15, 22, and 23, wherein said Section Corner is memorialized by a 2" diameter brass monument in concrete in a coffee can, also appropriately marked and also stamped RLS 3644, perpetuated also in 1981, a distance of 2,716.96 feet; thence departing aforesaid Quarter Section Corner; S78°09'26"E, a distance of 1,463.31 feet to the prolonged alignment of the Federal Public Housing Project No. 26158 for what became Hollywood Way (formerly Main Street) as constructed and depicted on Sheet SP3, and the prolongation of the south line of the aforementioned Escobedo Parcel Map; thence departing aforesaid prolonged line, S89°57'32"E, coincident with said prolonged line, a distance of 11.21 feet to the aforementioned condemnation boundary line; thence departing said prolonged line, S31°05'48"W, coincident with said condemnation boundary line, a distance of 24.73 feet to the aforementioned prolonged westerly line of Hollywood Way; thence departing aforesaid condemnation boundary line, N04°12'32"E, coincident with said westerly prolonged line of Hollywood Way, a distance of 21.24 feet to the aforementioned Escobedo south line wherein same is the *Point of Beginning*.

Heretofore described real property for the purpose of dedication of a portion of Hollywood Way contains approximately 118.75 square feet as determined by computer calculation methods.

Timothy J. Wolf
Agent, Artisan Surveying Group, a NV LLC
Professional Land Surveyor
Nevada License Number 9677



////////////////////////////////////Nothing Follows////////////////////////////////////

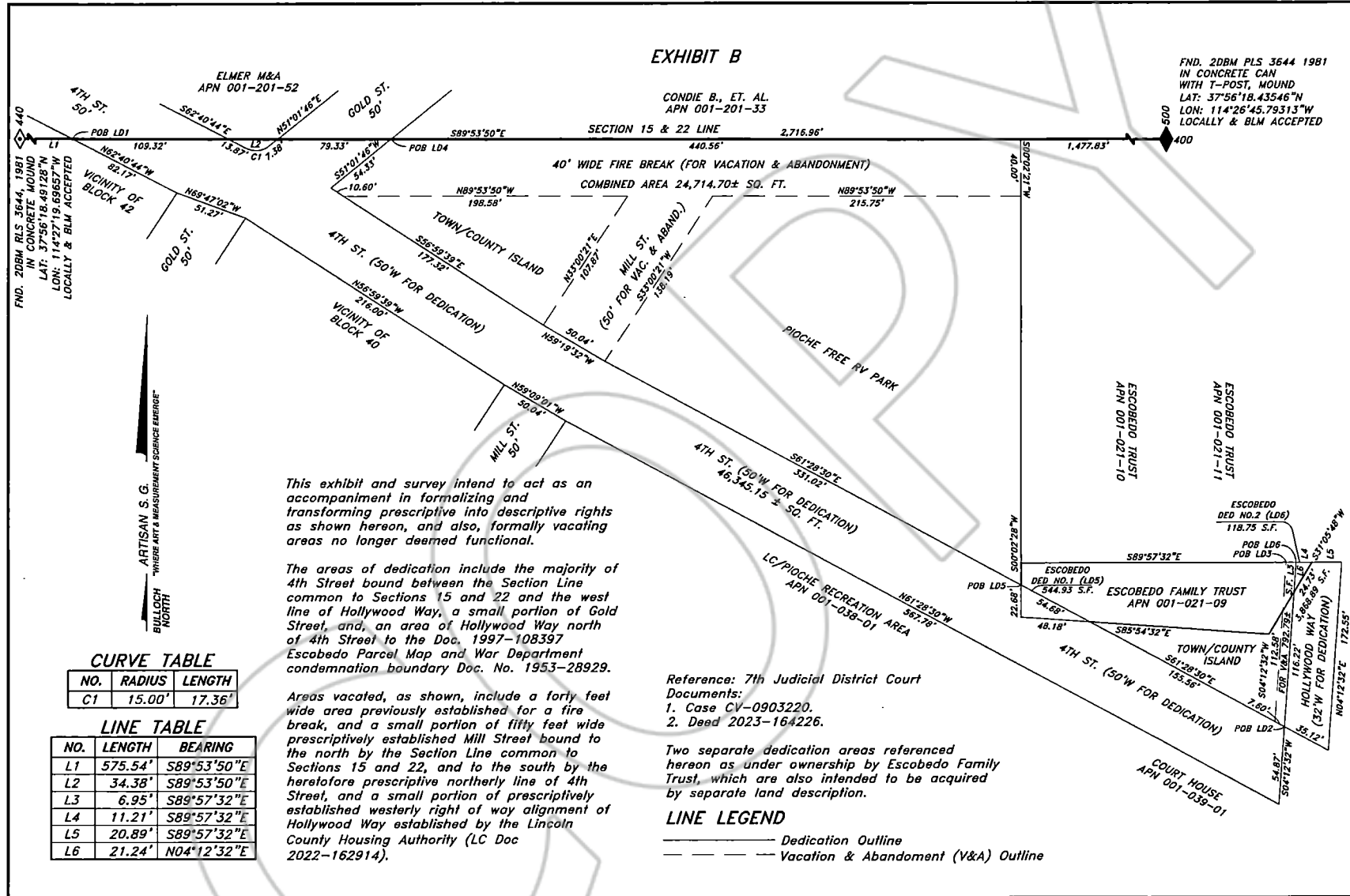
Escobedo Trust 4th, & Hollywood St. Dedications
P.O. Box 396, Pioche, NV 89043-0396
(775) 962-LAND (5263)
www.ArtisanSurveying.com
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Email: TWolf@ArtisanSurveying.com

EXHIBIT B

FND. 2DBM PLS 3644 1981
IN CONCRETE CAN
WITH T-POST, MOUND
LAT: 37°56'18.43546"N
LON: 114°26'45.79313"W
LOCALLY & BLM ACCEPTED

CONDIE B., ET. AL.
APN 001-201-33



This exhibit and survey intend to act as an accompaniment in formalizing and transforming prescriptive into descriptive rights as shown hereon, and also, formally vacating areas no longer deemed functional.

The areas of dedication include the majority of 4th Street bound between the Section Line common to Sections 15 and 22 and the west line of Hollywood Way, a small portion of Gold Street, and, an area of Hollywood Way north of 4th Street to the Doc. 1997-108397 Escobedo Parcel Map and War Department condemnation boundary Doc. No. 1953-28929.

Areas vacated, as shown, include a forty feet wide area previously established for a fire break, and a small portion of fifty feet wide prescriptively established Mill Street bound to the north by the Section Line common to Sections 15 and 22, and to the south by the heretofore prescriptive northerly line of 4th Street, and a small portion of prescriptively established westerly right of way alignment of Hollywood Way established by the Lincoln County Housing Authority (LC Doc 2022-162914).

Reference: 7th Judicial District Court Documents:
1. Case CV-0903220.
2. Deed 2023-164226.

Two separate dedication areas referenced hereon as under ownership by Escobedo Family Trust, which are also intended to be acquired by separate land description.

LINE LEGEND

- Dedication Outline
- - - Vacation & Abandonment (V&A) Outline

CURVE TABLE

NO.	RADIUS	LENGTH
C1	15.00'	17.36'

LINE TABLE

NO.	LENGTH	BEARING
L1	575.54'	S89°53'50"E
L2	34.38'	S89°53'50"E
L3	6.95'	S89°57'32"E
L4	11.21'	S89°57'32"E
L5	20.89'	S89°57'32"E
L6	21.24'	N04°12'32"E

SHEET 1 OF 1

RECD. LC/PICCHE
DRAWN L.M. PLS. CFEDS
CHK'D. DRN. PLS USMS
DATE: 04/18/2023
SURV. T. WOLF / P. WOLF

ARTISAN SURVEYING GROUP
P.O. BOX 396
PICCHE, NV 89043
(775) 962-1400 - ARTISANSURVEYING.COM

Art

4TH STREET AREA
DEDICATIONS & ABANDONMENTS
PICCHE TOWN BOARD & LC PLANNING

SCALE IN FEET
0 20 50 100

ARTISAN S. G.
"WHERE ART & MEASUREMENT SCIENCE EMERGE"
BULLOCH NORTH

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 001-021-09 - PORTION OF
- 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
- Other ROAD PORTIONS

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

3. Total Value/Sales Price of Property

\$ 0

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 2
- b. Explain Reason for Exemption: PORTIONS OF COUNTY ROAD ROW TO BE DEEDED TO GOVERNMENT ENTITY.

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 REC'D DIRECTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Nancy A. Escobedo, TRUSTEE
 Address: 7345. 550E.
 City: SPRINGVILLE
 State: UT Zip: 84663

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lincoln County
 Address: PO Box 329
 City: Pioche
 State: NV Zip: 89043

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

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