

**APN: 011-220-03**

**WHEN RECORDED, MAIL TO:**

Travis K. Twitchell  
Bowler Twitchell LLP  
3137 E. Warm Springs Rd., Suite 100  
Las Vegas, Nevada 89120

**MAIL TAX NOTICES TO:**

Stuart Lester Twitchell and  
Valerie Higbee Twitchell, Trustees  
The Twitchell Family Trust  
P.O. Box 401  
Alamo, Nevada 89001

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed this 25 day of August, 2023, by Stuart L. Twitchell and Valerie H. Twitchell, husband and wife as joint tenants with right of survivorship, as grantors (the "Grantors"), whose address is P.O. Box 401, Alamo, Nevada 89001, in favor of Stuart Lester Twitchell and Valerie Higbee Twitchell, or their successor(s), as trustees of the Twitchell Family Trust, under agreement dated April 7, 2015, as grantees ("Grantees") whose address is P.O. Box 401, Alamo, Nevada 89001.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantors hereby Grant, Bargain, Sell and Convey to Grantees that certain real property (the "Property") located in Lincoln County, Nevada, which is more particularly described as follows:

**See legal description attached hereto as Exhibit "A"**

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; and

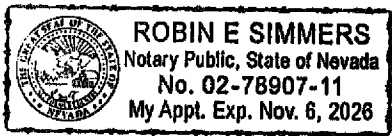
SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.

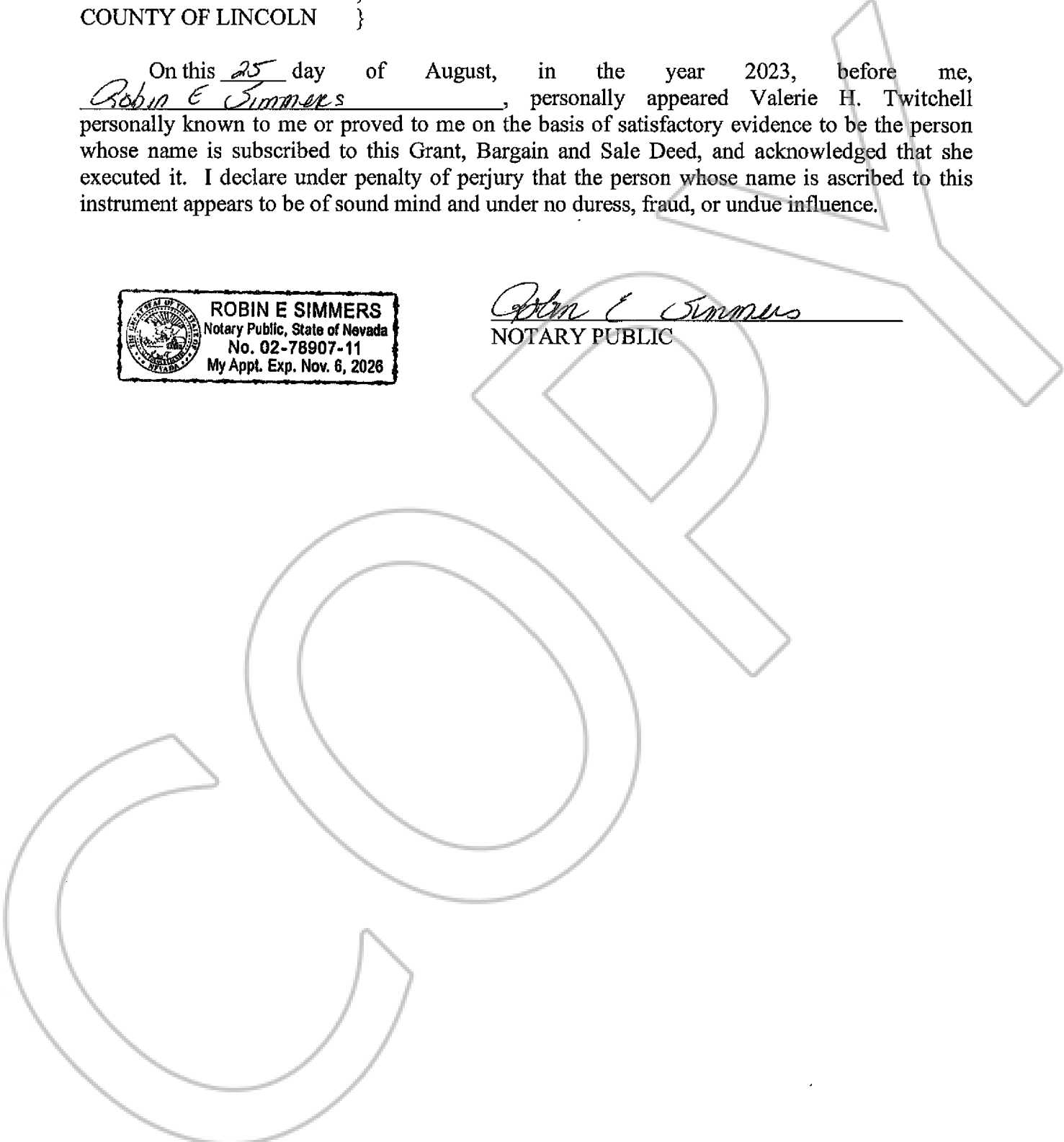


STATE OF NEVADA        }  
                                      } ss.  
COUNTY OF LINCOLN    }

On this 25 day of August, in the year 2023, before me, Robin E Simmers, personally appeared Valerie H. Twitchell personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this Grant, Bargain and Sale Deed, and acknowledged that she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



Robin E Simmers  
NOTARY PUBLIC



**EXHIBIT "A"**

**Legal Description**

A PORTION OF THE NW1/4 SE1/4 SECTION 32, TOWNSHIP 6 SOUTH,  
RANGE 61 EAST M.D.M.

BEING LOT 2B OF PARCEL MAP DOC. NO. 77005 RECORDED JANUARY  
03, 1983, PLAT BOOK A, PAGE 198 LINCOLN COUNTY, NEVADA  
RECORDS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 32;  
THENCE N 88°48'51" W A DISTANCE OF 1817.88 FEET; THENCE S  
7°48'36" E A DISTANCE OF 287.13 FEET TO THE TRUE POINT OF  
BEGINNING;

THENCE CONTINUING S 7°48'36" E A DISTANCE OF 193.54 FEET;  
THENCE S 87°53'27" W A DISTANCE OF 464.28 FEET; THENCE NORTH  
1°40'45" W A DISTANCE OF 192.59 FEET; THENCE N 87°53'27" E A  
DISTANCE OF 443.61 FEET; TO THE TRUE POINT OF BEGINNING.  
CONTAINS 2.00 ACRES MORE OR LESS.

Per NRS 111.312 – The Legal Description appeared previously in the Grant,  
Bargain and Sale Deed recorded November 8, 2005, as Document No. 125491, in  
Lincoln County Records, Lincoln County, Nevada.

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 011-220-03  
 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes:

3. a) Total Value/Sales Price of Property \$ \_\_\_\_\_ -0-  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ -0- )  
 c) Transfer Tax Value \$ \_\_\_\_\_ -0-  
 d) Real Property Transfer Tax Due \$ \_\_\_\_\_ -0-

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption per NRS 375.090, Section 07  
 b) Explain reason for Exemption: Transfer to or from a 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 Valerie Twitchell 8/25/23 Capacity Seller/Grantor

Signature \_\_\_\_\_ Capacity Buyer/Grantee

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

Print Name: Stuart L. Twitchell and Valerie H. Twitchell  
 Address: PO Box 401  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: The Twitchell Family Trust  
 Address: P.O. Box 401  
 City: Alamo  
 State: NV Zip: 89001

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

Print name: Bowler Twitchell LLP Escrow #: \_\_\_\_\_  
 Address: 3137 E. Warm Springs Rd., Suite 100  
 City: Las Vegas State: NV Zip: 89120

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