

LINCOLN COUNTY, NV **2024-166647**
\$37.00
RPTT:\$0.00 Rec:\$37.00 **02/28/2024 02:41 PM**
SHANNON L. EVANS, LTD DBA EVANS & Pgs=2 AK
OFFICIAL RECORD
AMY ELMER, RECORDER E07

APN: 006-041-59

**MAIL TAX NOTICE/BILL
RECORDED DEED TO:**

Emerald Trust
3951 Starfield Ln.
Las Vegas, NV 89147

Space Above this Line For Recorder's Use

GRANT, BARGAIN, SALE DEED

The undersigned grantor:

Mtwillsonrd, LLC

does hereby convey, grant, bargain, sell and warrant to the following grantee:

The Emerald Trust, dated March 23, 1993

the grantor's interest in the real property located in the County of Lincoln, State of Nevada described as follows:

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF
U.S. GOVERNMENT LOT 7 OF SECTION 2, TOWNSHIP 4 NORTH,
RANGE 67 EAST, LINCOLN COUNTY, NEVADA.

(And more commonly known as 20486 Rice Road, Pioche, Nevada 89043)

The property is conveyed with all warranties of title (subject to each encumbrance, covenant, restriction, reservation and right-of-way of record), together with each and every tenement, hereditament, and appurtenance thereof.

The grantee(s), as Trustee(s) of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any interest therein, and no person dealing with said Trustee(s) has any duty to inquire as to the terms of the Trust or as to the application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantor, under penalties of perjury, declares that the actual consideration received for this conveyance was none.

DATED: NOV 15TH 2023

Grantor:
Mtwillsonrd, LLC
By: Cowboy Management Trust, Manager

By: [Signature] **TRUSTEE**
Victor S. Gill, Trustee

By: [Signature] **Trustee**
Linda K. Gill, Trustee

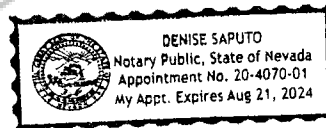
CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

This instrument was acknowledged before me on 11/15/2023, by Victor S.

Gill and Linda K. Gill.

[Signature]
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
(a) 006-041-59
(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: Trust on File-AK

- 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 7
b. Explain Reason for Exemption: Transfer to/from 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 _____ Capacity: Grantor
Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(Required)
Print Name: Mtwilsonrd, LLC
Address: 20486 Rice Rd.
City: Pioche
State: NV Zip: 89043

BUYER (GRANTEE) INFORMATION
(Required)
Print Name: Emerald Trust
Address: 3951 Starfield Ln.
City: Las Vegas
State: NV Zip: 89147

Company/Person Requesting Recording (required if not seller or buyer)

Evans & Associates
2400 S. Cimarron Rd. - Ste. 140, Las Vegas, NV 89117

Escrow #: _____

As a public record this form may be recorded/microfilmed