

**APN: 013-160-24**

**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:**

Kevin Dell Roberts and  
Rheajean Carol Roberts, Trustees  
The Kevin and Rhea Roberts Family Trust  
PO Box 1001  
Caliente, Nevada 89008

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed this 1<sup>st</sup> day of May, 2024, by Kevin Roberts, a married man as his sole and separate property, as grantor (the "Grantor"), whose address is PO Box 1001, Caliente, Nevada 89008, in favor of Kevin Dell Roberts and Rheajean Carol Roberts, or their successor(s), as trustees of the Kevin and Rhea Roberts Family Trust, under agreement dated July 25, 2018, as grantees ("Grantees") whose address is PO Box 1001, Caliente, Nevada 89008.

**WITNESSETH:**

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys 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.

2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantees as of the date first set forth above.

“Grantor”

*Kevin Roberts*

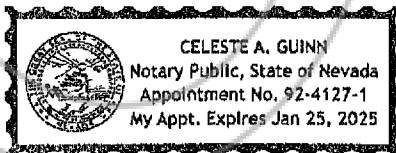
Kevin Roberts

STATE OF NEVADA )

: ss.

COUNTY OF CLARK )

On this 1<sup>st</sup> day of May, in the year 2024, before me, *Celeste A. Guinn*, personally appeared **Kevin Roberts** 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 he executed it. I declare under penalty of perjury that the person whose name is ascribed to this Grant, Bargain and Sale Deed appears to be of sound mind and under no duress, fraud, or undue influence.



*Celeste A. Guinn*  
NOTARY PUBLIC

**EXHIBIT "A"**

**Legal Description**

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11,  
TOWNSHIP 3 SOUTH, RANGE 67 EAST, MOUNT DIABLO BASE &  
MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4 AS SHOWN ON MAP OF DIVISION INTO LARGE PARCELS  
FOR GARY A. CARRIGAN, RECORDED AUGUST 07, 1996 IN PLAT BOOK  
B, PAGE 54 OF PARCEL MAPS AS FILE NO. 103503 AND AS AMENDED  
BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED  
FEBRUARY 22, 2000 IN PLAT BOOK B OF MAPS, PAGE 287 AS FILE NO.  
114163, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN  
COUNTY, NEVADA.

APN: 013-160-24

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 013-160-24  
 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 *Kevin Roberts* Capacity Seller/Grantor

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

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

Print Name: Kevin Roberts  
 Address: PO Box 1001  
 City: Caliente  
 State: NV Zip: 89008

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

Print Name: The Kevin and Rhea Roberts  
Family Trust  
 Address: PO Box 1001  
 City: Caliente  
 State: NV Zip: 89008

**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