

LINCOLN COUNTY, NV

2024-166866

\$37.00

RPTT:\$0.00 Rec:\$37.00

05/07/2024 10:15 AM

KURT A. JOHNSON, ESQ., P.C.

Pgs=2 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

E07

APN: 014-030-02 & 014-070-09
MAIL TAX STATEMENTS TO:
SHEILA K. SOUTHWICK
1183 East 1580 South
St. George, UT 84790

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That CONNIE BUNDY and SHEILA K. SOUTHWICK, Successor Co-Trustees of the JAMES & KAYE WADE FAMILY TRUST, originally dated January 17, 2001, as GRANTORS, do hereby Grant, Bargain, Sell and Convey to DAWN MARIE WADE as to an undivided 1/3 interest; SHEILA K. SOUTHWICK as to an undivided 1/3 interest; and GARY LAVAR WADE and ROXIE LEE WADE, as joint tenants as to an undivided 1/3 interest, all of their right, title and interest in that real property situated in Lincoln County, State of Nevada, bounded and described as follows:

The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 8; and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 16; and the East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 17, all in Township 5 South, Range 69 East, Mount Diablo Base and Meridian.

EXCEPTING THEREFROM any portion thereof lying within the Union Pacific Railroad Co. right of way.

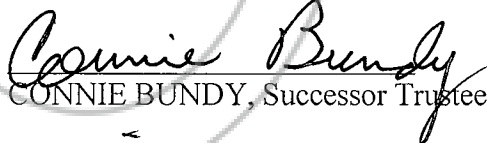
APN: 014-030-02 & 014-070-09

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Witness their hands on this 6th day of May, 2024.

JAMES & KAYE WADE FAMILY TRUST

BY:


CONNIE BUNDY, Successor Trustee

BY:


SHEILA K. SOUTHWICK, Successor Trustee

STATE OF UTAH)
)
) ss.
COUNTY OF WASHINGTON)

On this 6th day of May, 2024, personally appeared before me, a Notary Public, CONNIE BUNDY, who acknowledged to me that she executed the above instrument as a Successor Co-Trustee of the JAMES & KAYE WADE FAMILY TRUST, originally dated January 17, 2001.

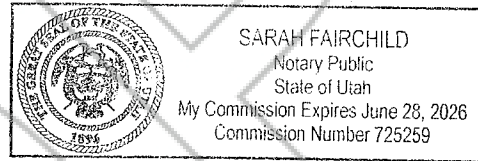

NOTARY PUBLIC



STATE OF UTAH)
)
) ss.
COUNTY OF WASHINGTON)

On this 6th day of May, 2024, personally appeared before me, a Notary Public, SHEILA K. SOUTHWICK, who acknowledged to me that she executed the above instrument as a Successor Co-Trustee of the JAMES & KAYE WADE FAMILY TRUST, originally dated January 17, 2001.


NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 014-030-02
b. 014-070-09

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 | |
| Book _____ | Page: _____ |
| Date of _____ | |
| Notes: <u>TRUST ON FILE. AE</u> | |

3.a. Total Value/Sales Price of Property _____

b. Deed in Lieu of Foreclosure Only (value of _____)

c. Transfer Tax Value: _____

d. Real Property Transfer Tax Due _____

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 07 _____

b. Explain Reason for Transfer without consideration to or from a trust.

5. Partial Interest: Percentage being 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 Kurt A. Johnson Capacity: Attorney

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CONNIE BUNDY and SHEILA K. SOUTHWICK, Successor Co-Trustees of the JAMES & KAYE WADE FAMILY TRUST, originally dated January 17, 2001
Address: 1985 East 2300 South
City: St. George
State: UT Zip: 84790

Print Name: DAWN MARIE WADE, SHEILA K. SOUTHWICK, GARY LAVAR WADE and ROXIE LEE WADE
Address: 1985 East 2300 South
City: St. George
State: UT Zip: 84790

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

Print Name: Kurt A. Johnson, Esq. P.C. Escrow # _____
Address: 1079 East Riverside Drive, Ste. 201
City: St. George State: UT Zip: 84790

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED