

APN: 011-060-15
 MAIL TAX STATEMENTS TO:
 DAWN M. WADE, Trustee
 5748 Hiko Canyon Road
 Hiko, NV 89017

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DAWN M. WADE, for good and other valuable consideration, does hereby Grants, Bargain, Sell and Conveys to DAWN M. WADE, Trustee of the CIRCLE 4W TRUST, dated July 2, 2024, all of her right, title and interest in that real property situated in Lincoln County, State of Nevada, bounded and described as follows:

See attached Exhibit "A" for legal description.

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

Witness her hand on this 2nd day of July, 2024.

Dawn M Wade

 DAWN M. WADE

STATE OF ^{UTAH} NEVADA)
)
 COUNTY OF ^{WASHINGTON} LINCOLN)

SS:

^{Washington} On July 2, 2024, before me, the undersigned, a Notary Public in and for said County of ^{Utah} Lincoln, State of Nevada, personally appeared DAWN M. WADE, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate first above written.

Sarah Fairchild

 NOTARY PUBLIC



EXHIBIT 'A'

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 60 EAST M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE 693.0 FEET NORTH OF THE SOUTH QUARTER SECTION CORNER, SECTION 11, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.M.; THENCE WEST PARALLEL WITH THE SAID SECTION 11 SOUTH LINE 544.50 FEET; THENCE SOUTH PARALLEL WITH THE NORTH-SOUTH SECTION 11 QUARTER LINE 400.0 FEET; THENCE EAST 544.50 FEET PARALLEL WITH THE SAID SECTION 11 SOUTH LINE TO THE NORTH-SOUTH QUARTER LINE; THENCE NORTH ON THE SAID QUARTER LINE TO THE POINT OF BEGINNING.

SAID LAND IS NOW KNOWN AS PARCEL 2 OF THAT CERTAIN PARCEL MAP FOR KEITH AND GWEN WHIPPLE RECORDED SEPTEMBER 12, 1995 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS PAGE 450 AS FILE NO. 103962 LINCOLN COUNTY, NEVADA RECORDS.

EXCEPTING THEREFROM THAT CERTAIN SMALL PLOT OF LAND WITH A CULINARY WELL INCLUDED, AND WHICH IS CREATED BY A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS 2 AND 3 ON A RECORD OF SURVEY FILED PLAT BOOK B, PAGE 175 OF LINCOLN COUNTY, NEVADA RECORDS SHOWING THE ADJUSTMENT. THE PARCELS ARE LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.M. THE SAID SMALL PLOT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PLOT MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED L SMITH PLS 12751 CREATED BY THE ADJUSTMENT FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 11 BEARS SOUTH 23°26'35" EAST 319.10 FEET, THENCE SOUTH 89°53'35" WEST, 20.00 FEET MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED L SMITH PLS 12751; THENCE NORTH 0°25'23" WEST, 25.62 FEET MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED L SMITH PLS 12751; THENCE NORTH 89°53'35" EAST, 20.00 FEET MONUMENTED BY A 5/8" REBAR WITH CAP STAMPED L SMITH PLS 12751; THENCE SOUTH 0°25'23" EAST, 25.62 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS IS THE WEST LINE OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 60 EAST, M.D.M.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a. 011-060-15
b. _____
c. _____

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: TRUST ON FILE. AE	

- 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: Dawn M. Wade
Address: 5748 Hiko Canyon Road
City: Hiko
State: NV Zip: 89017

Dawn M. Wade, Trustee of the
Circle 4W Trust, dated July 2,
Print Name: 2024
Address: 5748 Hiko Canyon Road
City: Hiko
State: NV Zip: 89017

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

Print Kurt A. Johnson, Esq. P.C.
Address: 1079 East Riverside Drive, Ste. 201
City: St. George

Escrow # _____
State: UT Zip: 84790