

LINCOLN COUNTY, NV

**2024-167590**

\$446.50

RPTT:\$409.50 Rec:\$37.00 11/13/2024 08:36 AM

RE-SOURCE TITLE AGENCY LLC

Pgs=4 AE

OFFICIAL RECORD

AMY ELMER, RECORDER

APN#: 011-191-01

**Recording Requested By:**  
RE-Source Title Agency, LLC

**Escrow No.:** 24-369-ERD

**When Recorded Mail To:**  
Shawn S. Wadsworth and Brooke K.  
Wadsworth  
1451 Wadsworth Ranch Road  
Hiko, NV 89017

**Mail Tax Statements to:**  
Same as Above

### GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**John David Bingham, Successor Trustee of The David W. Bingham and Kathie E. Bingham Family Trust dated June 19, 1980,**  
and  
**Lori Isom Ross-Blasingame who acquired title as Lori Isom**

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

**Shawn S. Wadsworth and Brooke K. Wadsworth, Husband and Wife, as joint tenants**

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Alamo, County of Lincoln State of Nevada bounded and described as follows:

**See attached Exhibit A**

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants restrictions, rights of way and easements now of record, if any.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 6, 2024

Signed in Counterpart

Signed in Counterpart

The David W. Bingham and Kathie E. Bingham Family Trust dated June 19, 1980

By: \* Signed in counterpart \*  
Jon David Bingham, Successor Trustee

Lori Isom Ross-Blasingame  
Lori Isom Ross-Blasingame

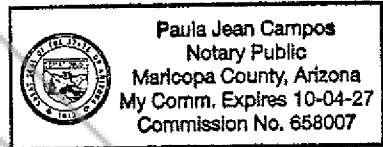
STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me on this 7 day of November, 2024, by ~~Jon David Bingham, Successor Trustee of The David W. Bingham and Kathie E. Bingham Family Trust dated June 19, 1980 and~~ Lori Isom Ross-Blasingame.

Paula Jean Campos  
Signature of notarial officer

My Commission Expires:

10-4-2027



Signed in Counterpart

The David W. Bingham and Kathie E. Bingham Family Trust dated June 19, 1980

By: Jon David Bingham Successor Trustee  
Jon David Bingham, Successor Trustee

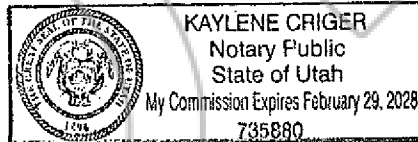
\* signed in counterpart \*  
Lori Isom Ross-Blasingame

STATE OF Utah  
COUNTY OF Washington

This instrument was acknowledged before me on this 8 day of November, 2024, by Jon David Bingham, Successor Trustee of The David W. Bingham and Kathie E. Bingham Family Trust dated June 19, 1980 and ~~Lori Isom Ross-Blasingame~~ ke

Kaylene Criger  
Signature of notarial officer

My Commission Expires: 2-29-2028

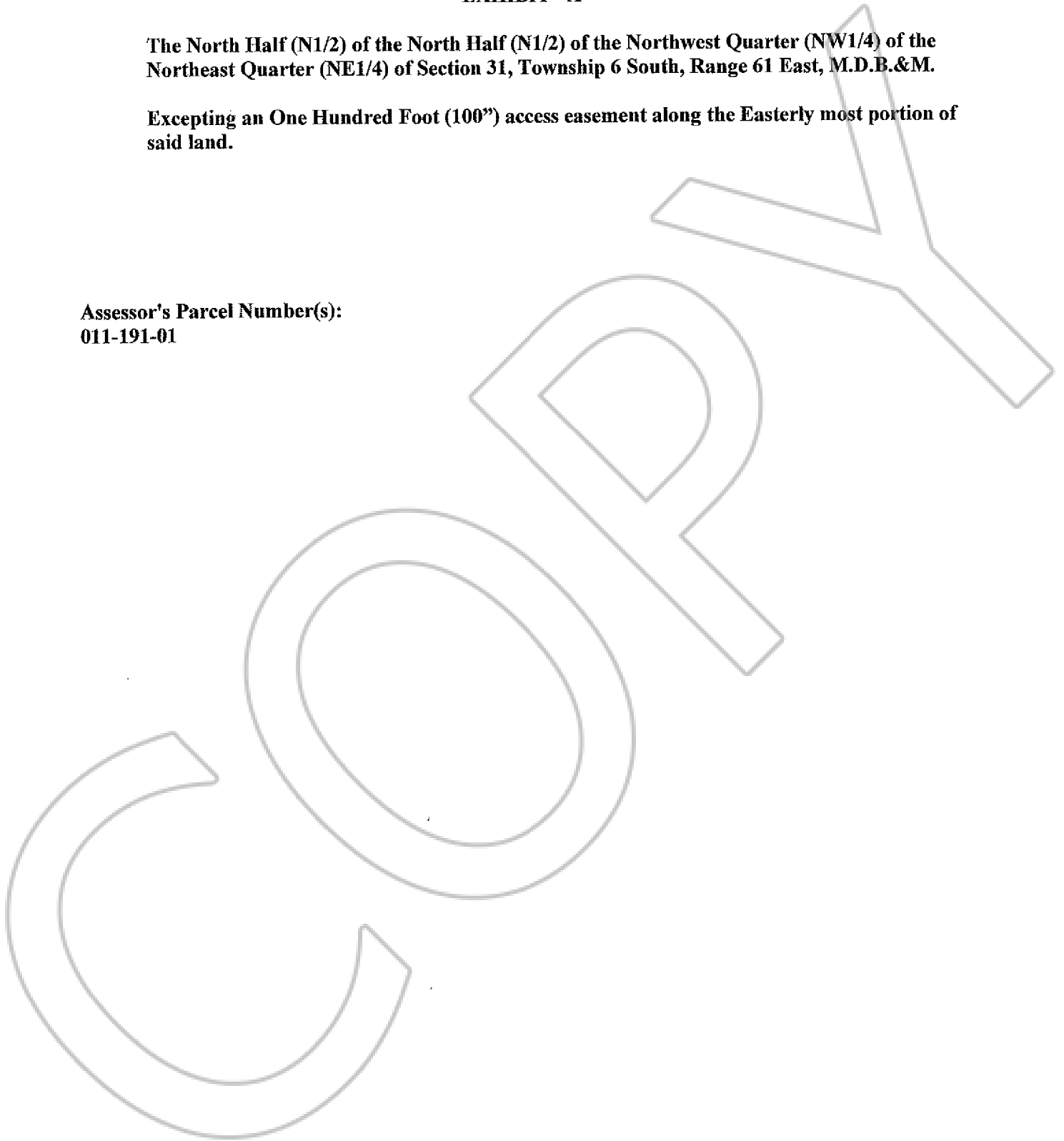


**EXHIBIT "A"**

**The North Half (N1/2) of the North Half (N1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section 31, Township 6 South, Range 61 East, M.D.B.&M.**

**Excepting an One Hundred Foot (100") access easement along the Easterly most portion of said land.**

**Assessor's Parcel Number(s):  
011-191-01**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 011-191-01  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$105,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$105,000.00  
 d. Real Property Transfer Tax Due: \$409.50
4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: [Signature] Capacity: Successor Trustee Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Lori Isom Ross-Blasingame and Jon David Bingham, Successor Trustee of The David W. Bingham and Kathie E. Bingham 1980 Family Trust dated June**  
 Print Name: 19, 1980  
 Address: 265 East Wells Fargo Drive  
 City: Veyo  
 State: UT Zip: 84782

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Shawn S. Wadsworth and Brooke K. Wadsworth  
 Address: 1451 Wadsworth Ranch Road  
 City: Hiko  
 State: NV Zip: 89017

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: RE-Source Title Agency, LLC Esc. #: 24-369-ERD  
 Address: 675 Grier Drive, Suite 200  
 City: Las Vegas State: NV Zip: 89119

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED