

Official Record

Requested By  
STEWART TITLE ELKO  
Elko County - NV  
D Mike Smales - Recorder  
Page: 1 of 2 Fee: \$15.00  
Recorded By ST RPTT: \$682.50

Mail Tax Statements to and  
When Recorded Mail to:

Grantee  
25 Martell Place  
Sparks, NV 89441



\*682933\*

APN: 007-090-119

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into as of the 13 day of January, 2014, by and between, **TIMOTHY LOCKE and SONJA S. LOCKE**, husband and wife as joint tenants ("Grantors"); **JAMES B. WINES III and KRISTINE A. WINES**, husband and wife as joint tenants with rights of survivorship ("Grantees").

**WITNESSETH:**

That the Grantors, for good and valuable consideration, to them in hand paid by Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees, and their heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Elko, State of Nevada, more particularly described as follows:

Parcel A as shown on that certain Parcel Map for J & J LAMOILLE, LLC., filed in the office of the County Recorder of Elko County, State of Nevada, on August 9, 2004, as File No. 522391, being a portion of Section 29, Township 33 North, Range 58 East, M.D.B.&M. *JK*

EXCEPTING THEREFROM an undivided one-half interest in and to all oil, gas and minerals now owned by grantors, of every kind and nature, located on the property as conveyed to CHARLES ELDON WESTLUND and SHIRLEY A. WESTLUND, husband and wife, by deed recorded April 10, 2000 in Book 0, Page 8557, Official Records, Elko County, Nevada.

SUBJECT to all taxes, assessments, reservations, exceptions, and all easements, rights of way, conditions, restrictions and covenants as may now appear of record.

TOGETHER WITH all water rights appurtenant to property including but not limited to Claim #DHR00444.

TOGETHER WITH any and all buildings and improvements situate thereon.

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**WITNESSETH:**

That the Grantors, for good and valuable consideration, to them in hand paid by Grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, sell, convey and confirm unto the said Grantees, and their heirs, executors, administrators and assigns, forever, all that certain property situate in the County of Elko, State of Nevada, more particularly described as follows:

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TOGETHER WITH all water rights appurtenant to property including but not limited to Claim #DHR00444.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances, unto Grantees and to their heirs, executors, administrators and assigns, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands as of the day and year first hereinabove written.

  
\_\_\_\_\_  
TIMOTHY LOCKE

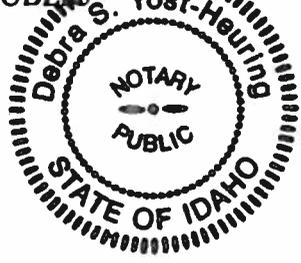
  
\_\_\_\_\_  
SONJA S. LOCKE

*Idaho*  
STATE OF NEVADA     )  
  :SS  
COUNTY OF Ada     )

On this 13 day of January, 2014, personally appeared before me, a Notary Public, **TIMOTHY LOCKE**, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC

*Idaho*  
STATE OF NEVADA     )  
  :SS  
COUNTY OF Ada     )



On this 13 day of January, 2014, personally appeared before me, a Notary Public, **SONJA S. LOCKE**, known or proved to me to be said person, who acknowledged that he executed the foregoing instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-080-119
- 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
- i)  Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property \$175,000.00  
 Deed in Lieu of Foreclosure Only (value of Property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$175,000.00  
 Real Property Transfer Tax Due: \$682.50

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 %

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  
 Timothy Locke

Signature James B. Wines III Capacity Grantee  
 James B Wines III

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

Print Name: Timothy Locke et al  
 Address: 3765 E Barber Drive  
 City: Boise  
 State: NV Zip: 83716

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

Print Name: James B Wines III et al  
 Address: 25 Martell Place  
 City: Sparks  
 State: NV Zip: 89441

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

Print Name: Stewart Title Company Escrow #: 01415-8721  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**

