

Order No. 9917524

Escrow No. 9917524

WHEN RECORDED MAIL TO:

First American Title Company of Nevada
P. O. Box 1048 (685 Lyons Avenue)
Ely, NV 89301

Space above this line for recorder's use

JOINT TENANCY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
REEVES ASHLEY COOK AND LA RUE S. COOK, HUSBAND AND WIFE

do(es) hereby GRANT, BARGAIN and SELL to
JAMES J. VALLELY AND BETTY J. VALLELY, HUSBAND AND WIFE AND KYLE J. GREENE, AN
UNMARRIED MAN, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

as joint tenants with right of survivorship, and not as tenants in common, the real property situate in the County of
LINCOLN, State of Nevada, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

APN 004-041-09

GRANTEE ADDRESS:

1506 SAN FELIPE DRIVE
BOULDER CITY, NV 89005

#9917524

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.

Dated September 10, 1999

Reeves Ashley Cook
REEVES ASHLEY COOK

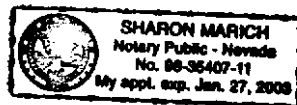
La Rue S. Cook
LA RUE S. COOK

STATE OF NEVADA }
COUNTY OF Lincoln } SS

On 10-1-1999
personally appeared before me, a Notary Public (or
judge or other authorized person, as the case may be),
REEVES ASHLEY COOK AND LA RUE S. COOK

personally known (or proved) to me to be the person
whose name is subscribed to the above instrument who
acknowledged that he executed the instrument.

Sharon Marich
Signature



DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Lincoln, State of Nevada, described as follows:

PARCEL 1

Commencing at the southwest corner of the NE ¼ of the SW ¼ of Section 5, Township 7 South, Range 61 East, M.D.B.&M., thence running due east along the south line of said NE ¼ of SW ¼ a distance of 910 feet, more or less, to the West line of Main Street at the northeast corner of Lot 1, Block 46, Alamo Townsite on file in the office of the County Recorder of said Lincoln County, running thence North 1°23' West along the west side of said Main Street and the projection thereof a distance of 640 feet; thence South 88°37' West a distance of 295 feet to the true point of beginning, continuing thence South 88°37' West a distance of 125 feet, thence South 1°23' East a distance of 100 feet, thence North 88°37' East a distance of 125 feet, thence North 1°23' West, a distance of 100 feet, to the point of beginning

PARCEL 2

Together with a non-exclusive easement 45 feet in width for roadway and utilities, the center line of which is described as follows:

Commencing at a point in the West line of said Main Street and the projection thereof a distance of 662.50 feet bearing 1°23' West from said northeast corner of Lot 1, Block 46, running thence South 88°37' West a distance a 420 feet to a point of ending.

NO. **113549**

FILED AND RECORDED AT THE OFFICE OF
FIRST AMERICAN TITLE

NOV. 2, 1999

AT 58 MINUTES P.M. 12.9.1999

PM 144 OFFICIAL

RECORDING FEE 486

COUNTY RECORDER

LESLIE BOUCHER
COUNTY RECORDER

BY *Denise Leavers* DEPUTY

10-29-99 3:26PM:FIRST AMERICAN TITLE

11 775 229 3343

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 004-041-02
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>113549</u>
Book	<u>144</u>
Page	<u>486</u>
Date of Recording	<u>Nov 2, 1999</u>
Name	_____

2. Type of Property:

- a) Vacant Land
- b) Single Fam.Hm.
- c) Condo/Townho.
- d) 3-4 Flm.
- e) Apt. Bldg.
- f) Comm/Inst'l
- g) Agricultural
- h) Mobile Home and Land
- i) Other _____

3. Total Value/Sales Price of Property:

\$ 37,900.00

Deduct Assessed Liens and/or Encumbrances:

(_____)

(Provide recording information: Document/Instrument # _____ Book _____ Page _____)

Transfer Tax Value per NRS 375.010, Section 2:

\$ 37,900.00

Real Property Transfer Tax Due:

\$ 49.40

4. Exemption (Check one)

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 disclosure of any claimed exemption, or other determination of additional taxes, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: Reeve A. Cook

Print Name: REEVES ASHLEY COOK

Address: POST OFFICE BOX 473

City: ALAMO

State: NEVADA 89001

Telephone: () (775) 725-3493

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: JAMES J. VALLEY

Address: 1506 SAN FELIPE DRIVE

City: BOULDER CITY

State: NEVADA 89005

Telephone: () (702) 293-3646

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: FIRST AMERICAN TITLE CO. OF NEVADA Est. #: 9917524

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

10-19-99 3:12PM First American Title

11 775 289 3543

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 004-041-09
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
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Name	_____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Townhome
- d) 2-4 Flr.
- e) Apt. Bldg.
- f) Comm. Bldg.
- g) Agricultural
- h) Mobile Home and Land
- i) Other _____

3. Total Value/Sale Price of Property: \$ 37,900.00

Deduct Assessed Liens and/or Encumbrances: _____

(Provide recording information: Document # _____ Book _____ Page _____)

Transfer Tax Value per NRS 375.010, Section 2: \$ 37,900.00

Real Property Transfer Tax Due: \$ 49.40

4. Exemption Claim:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

Seller Signature: _____
 Print Name: REEVES ASHLEY COOK
 Address: POST OFFICE BOX 473
 City: ALAMO
 State: NEVADA 89001
 Telephone: () (775) 725-3493
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: James J. Valley
 Print Name: JAMES J. VALLEY
 Address: 1506 SAN FELIPE DRIVE
 City: BOULDER CITY
 State: NEVADA 89005
 Telephone: () (702) 293-3646
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: FIRST AMERICAN TITLE CO. OF NEVADA Emp. #: 9917524

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)