

R.P.T.T. \$109.20
A.P. NO. 008-031-32
ESCROW NO. 1999-20954-MLJ

WHEN RECORDED MAIL TO:
Richard L. Rankin
4881 Donald Road
Las Vegas, NV 89131

JOINT TENANCY DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Shirl A. Brown and Maxine S. Brown, Trustees of the Shirl and Maxine Brown Revocable Trust, under agreement dated December 24, 1984, and Leo K. Stewart and Delores Stewart, husband and wife, and John T. Seletos and Marion Seletos, husband and wife, and Louis T. Seletos and Peggy Seletos, husband and wife

Do(es) hereby **GRANT, BARGAIN and SELL** to

Richard L. Rankin and Michelle L. Rankin, husband and wife, and Meredith R. Rankin and Ruby F. Rankin, husband and wife, 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, State of Nevada, described as follows:

That portion of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 8, Township 7 South, Range 61 East, M.D.B.&M., more particularly described as follows:

Beginning at the Southwest corner of said Southeast Quarter; thence North 468 feet; thence East 1128 feet; thence South 468 feet; thence West 1128 feet to the true point of beginning.

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: 1-12-2000

**State of Nevada
Declaration of Value**

- 1. Assessor Parcel Number(s).
 - a) 008-031-32
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'V/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>114224</u>
Book: <u>147</u>	Page: <u>44</u>
Date of Recording:	<u>3-15-00</u>
Notes: _____	

- 3. Total Value/Sales Price of Property: \$ 84,000.00
- Deduct Assumed Liens and/or Encumbrances: _____
- (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
- Transfer Tax Value per NRS 375.010, Section 2: \$ 84,000.00
- Real Property Transfer Tax Due: \$ 109.20

- 4. **If Exemption Claimed:**
 - 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: Shirl A. Brown
 Print Name: Shirl A. Brown and Maxine S. Brown, Trustees of the Shirl and Maxine Brown Revocable Trust, under agreement dated December 24, 1984
 Address: 2862 SNOW CIR.
 City: ST. GEORGE,
 State: UT Zip: 84790
 Telephone: (435 - 628-2752)
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Richard L. Rankin
 Print Name: Richard L. Rankin
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: (_____) _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 1999-20954-MLJ

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s):
 - a) 008-031-32
 - b) _____
 - c) _____
 - d) _____
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a) <input type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 114224
 Book: 147 Page: 44
 Date of Recording: 3-15-00
 Notes: _____

3. Total Value/Sales Price of Property: \$ 84,000.00
 Deduct Assumed Liens and/or Encumbrances: (_____)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$ 84,000.00
 Real Property Transfer Tax Due: \$ 109.20

- 4. **If Exemption Claimed:**
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SELLER (GRANTOR) INFORMATION
 Seller Signature: Shirl A. Brown
 Print Name: Shirl A. Brown and Maxine S. Brown
Trustees of the Shirl and Maxine Brown Revocable
Trust, under agreement dated December 24, 1984
 Address: X 2862 SNOW CIR.
 City: X ST. GEORGE
 State: X UT Zip: 84790
 Telephone: (X 435 - 628 - 2752)
 Capacity: _____

BUYER (GRANTEE) INFORMATION
 Buyer Signature: Richard L. Rankin
 Print Name: Richard L. Rankin
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: (_____) _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 1999-20954-MLJ

Shirl A. Brown and Maxine S. Brown, Trustees of
the Shirl and Maxine Brown Revocable Trust, under
agreement dated December 24, 1984

Shirl A. Brown Trustee
By: Shirl A. Brown, Trustee

Maxine S. Brown, Trustee
By: Maxine S. Brown, Trustee

Leo K. Stewart
Leo K. Stewart

Delores Stewart
Delores Stewart

John T. Seletos
John T. Seletos

Marion J. Seletos
Marion Seletos

Louise Seletos
Louise Seletos

Peggy Seletos
Peggy Seletos

State of Utah
County of Washington

This instrument was acknowledged before me on January 12, 2000, by Shirl A. Brown and Maxine S. Brown.

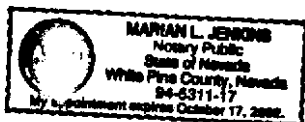
Kathy Whittaker
Notarial Officer



State of Nevada
County of White Pine

This instrument was acknowledged before me on February 4, 2000, by Leo K. Stewart and Delores Stewart.

Marian L. Jenkins
Notarial Officer



3- 1-00: 9:21AM:FIRST AMERICAN TITLE

11 775 280 3343 # 2/ 2

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s).

- a) 008-031-32
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 114225
 Book: 147 Page: _____
 Date of Recording: 3-15-00
 Notes: _____

3. Total Value/Sales Price of Property:

\$ 84,000.00

Deduct Assumed Liens and/or Encumbrances: (_____)

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

Transfer Tax Value per NRS 375.010, Section 2: \$ 84,000.00

\$ 84,000.00

Real Property Transfer Tax Due: \$ 109.20

\$ 109.20

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- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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SELLER (GRANTOR) INFORMATION

Seller Signature: Shirl A. Brown
 Print Name: Shirl A. Brown and Maxine S. Brown
Trustees of the Shirl and Maxine Brown Revocable
Trust, under agreement dated December 24, 1984
 Address: X 2862 SNAW CIR.
 City: X ST. GEORGE
 State: X UT Zip: 84790
 Telephone: (X 435) - 638-2752
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: Richard L. Rankin
 Print Name: Richard L. Rankin
 Address: 4881 Doward
 City: LAS VEGAS
 State: X NV Zip: 89131
 Telephone: 702 LAS 3108
 Capacity: _____

COMPANY REQUESTING RECORDING

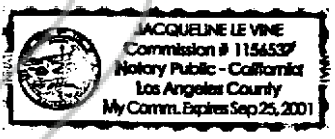
Co. Name: First American Title Company Of Nevada Escrow # 1999-20954-MLJ

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

State of California
County of Los Angeles

This instrument was acknowledged before me on January 26, 2000, by John T. Seletos and Marion Seletos.

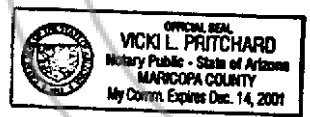
x Jacqueline Levine
Notarial Officer



State of
County of

This instrument was acknowledged before me on January 19, 2000, by Louis T. Seletos and Peggy Seletos.

x Vicki L. Pritchard
Notarial Officer



NO. **114225**

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
MARCH 15, 2000
AT 59 MINUTES PAST 12 O'CLOCK
PM IN BOOK 147 OF ORIGINAL
RECORDS PAGE 66 LINCOLN
COUNTY, NEVADA
Helene Bouscher
COUNTY RECORDER