

### WARRANTY DEED

THIS INDENTURE, made the 16<sup>th</sup> day of December, 2000, between SETH A HOLLOWAY and SHERRI L HOLLOWAY of the County of Lincoln, State of Nevada, hereinafter called "Grantor," and STEVEN C WALTON and DEBRA L WALTON, whose address is 124 Rowan Drive, Box 33, Caliente, of the County of Lincoln, State of Nevada, hereinafter called "Grantee".

WITNESSETH that: Grantor, for and consideration of Sixty-two Thousand Five Hundred Dollars (\$62,500.00) and other good and valuable consideration, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying, and being in Lincoln County, Nevada, and more particularly described as follows:

All of lot Twenty-four (24) and the adjoining Westerly 10.00 feet of Lot Twenty-five (25) of the Amended Rowan Subdivision to the City of Caliente, County of Lincoln, State of Nevada as recorded December 11, 1969 in the Office of the County Recorder of Lincoln County in Book A of Plats, page 78, as file No. 48575, Lincoln County, Nevada records.

Known by street and address as: 124 Rowan Drive, Caliente, Nevada, 89008

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Grantees herein, as a part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage (or Deed of Trust) made from SETH A HOLLOWAY and SHERRI L HOLLOWAY to Wells Fargo Home Mortgage, Inc., which mortgage is recorded in the Office of County Recorder of Lincoln County, in book 120 and page 508 and/or Document Number 105845. And for the same consideration Grantees hereby assume the obligation of SETH A HOLLOWAY and SHERRI L HOLLOWAY under the terms of the instruments creating the loan to indemnify the Department of Veterans Affairs to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned. This liability to the Department of Veterans Affairs is under the authority of Chapter 37, Title 38 of the United States Code, and supersedes any State or local law barring or limiting deficiencies following foreclosure of real property.

APN 3-171-05

IN WITNESS WHEREOF, the said Grantor has hereunto set the Grantor's hand and seal the day and year first above written.

Seth A. Holloway  
SETH A HOLLOWAY Grantor

Sherril L Holloway  
SHERRI L HOLLOWAY Grantor

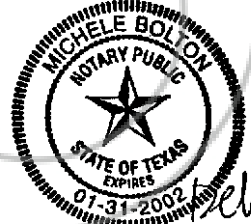
Witness Name: Rene R. P... Witness Signature: Lauren Dunham

Witness Name: Brenda D. Alvarez Witness Signature: Brenda D. Alvarez

State of Texas  
County of Kendall ss:

The foregoing instrument was acknowledged by me this 16th day of December, 2000 by: Seth A. Holloway and Sherril L. Holloway who is/are personally known by me or who has/have produced: TxDL #56628118956355 as identification and who did not take an oath.

Michele Bolton (SEAL)  
Notary Public  
State of Texas  
My Commission Expires: 1-31-2002



Steven C Walton  
STEVEN C WALTON Grantee

Debra L Walton  
DEBRA L WALTON Grantee

Witness Name: Lea Rasura-Alfano Witness Signature: Lea Rasura-Alfano

Witness Name: Vicki Carter Witness Signature: Vicki Carter

State of Nevada  
County of Lincoln ss:

The foregoing instrument was acknowledged by me this 20 day of December, 2000 by: Steven C Walton Debra L Walton who is/are personally known by me or who has/have produced: as identification and who did not take an oath.

Tyler Heaton (SEAL)  
Notary Public  
State of NEVADA  
My Commission Expires: May 24, 04



COPY

NO. 115777

FILED AND RECORDED AT REQUEST OF

STEVEN C. WALTON

DECEMBER 20, 2000

AT 12 MINUTES PAST 02 O'CLOCK

PM IN BOOK 152 OF OFFICIAL

RECORDS PAGE 440 LINCOLN

COUNTY, NEVADA

LESLIE BOUCHER

COUNTY RECORDER

BY Dana Stecker DEPUTY

# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)  
 a) APN 3-171-05  
 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 1/Indl  
 g)  Agricultural                        h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY		
Document/Instrument #:	<u>115777</u>	
Book:	<u>152</u>	Page: <u>440-441</u>
Date of Recording:	<u>Dec 20, 2000</u>	
Notes:	_____	

3. Total Value/Sales Price of Property: \$ 62,500.00  
 Deduct Assumed Liens and/or Encumbrances: ( \_\_\_\_\_ )  
 (Provide recording information: Doc/Instrument #: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_ )  
 Transfer Tax Value per NRS 375.010, Section 2: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 81.25

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: [Signature]  
 Print Name: Seth A. Holloway  
 Address: 121 Diamond Dr.  
 City: Boerne  
 State: Tx Zip: 78006  
 Telephone: (630) 249-5744  
 Capacity: \_\_\_\_\_

### BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]  
 Print Name: STEVEN C WALTON  
 Address: R.O. 214 33, 124 MINN DR.  
 City: GALIENTE  
 State: NEVADA Zip: 89118  
 Telephone: (775) 226-3131  
 Capacity: \_\_\_\_\_

### COMPANY REQUESTING RECORDING

Co. Name: \_\_\_\_\_ Esc. #: \_\_\_\_\_