

APN: 002-131-05

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH that: BETTY J. KNIGHT does hereby Grant, Bargain, Sale and Convey to BETTY J. KNIGHT as Trustee of the May 22, 1996 B & V KNIGHT FAMILY TRUST as amended on July 10, 1996 all BETTY J. KNIGHT's right, title, and interest in and to all that real property situate in the County of Lincoln, State of Nevada, consisting of a 1979 Granada 48'x 24' mobile home dwelling and underlying real property located at 15 North Sixth Street in Panaca, Lincoln County, Nevada, more particularly described as:

The North Half 1/2 of Lot 3 in Block 45 in the Town of Panaca, County of Lincoln, State of Nevada, as shown on the Official Map thereof recorded in the Book of Plats, Page 34, Lincoln County, Nevada Records, previously described as:

1/2 of Lot Numbered Three (3) in Block Numbered Forty-five (45) in the Town of Panaca, County of Lincoln, State of Nevada, commencing on the Northwest corner of Lot Three (3) thence running East 264 feet thence running South 132 feet thence running West 264 feet thence running North 132 feet to the place of beginning.

Subject to Powers of Trustees attached hereto as Exhibit "A," incorporated herein by reference.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Executed on this 22 day of Feb. 2001.

Betty J. Knight  
BETTY J. KNIGHT

STATE OF NEVADA )  
                          ) ss:  
COUNTY OF CLARK )

On this 22nd day of February 2001, personally appeared

before me, a Notary Public, BETTY J. KNIGHT, known or proven to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Nancy St. Peter  
NOTARY PUBLIC



February 10, 2002  
Date Notary Commission Expires

When recorded, mail to:

Betty J. Knight  
C/o Betty Smallwood, Ltd.  
6550 S. Pecos Rd., Ste. 123  
Las Vegas, NV 89120

Send tax statements to:

Betty J. Knight  
Box 254  
Mesquite, NV 89024

EXHIBIT "A"

POWERS OF TRUSTEES

BETTY J. KNIGHT, Trustee, and all successor Trustees, are hereby vested with complete powers of disposition of the real estate herein described, including the power to plat, sell, encumber, mortgage and convey as a whole or in parcels, and no person dealing with said Trustees shall be obligated to look beyond the terms of this instrument for power in the Trustees to sell, encumber, mortgage or convey, the real estate described herein.

Said Grantees are likewise hereby excused from any and all duties of diligence and responsibility respecting the propriety of any act of said Trustees purporting to be done under or by virtue of the terms of this issue.

This conveyance is made in Trust pursuant to and in accordance with the May 22, 1996 B & V KNIGHT FAMILY TRUST as amended on July 10, 1996.

Reference also is made herein to that certain Certificate of Incumbency recorded on February 23, 2001 as Document No. 115984 in Book 153 at Pages 303 through 306 of Official Records in the Office of the County Recorder of Lincoln County, Nevada.

COPY

NO. **1160S1**

FILED AND RECORDED AT REQUEST OF  
**BETTY SMALLWOOD, LTD.**

MARCH 22, 2001

AT 50 MINUTES PAST 01 O'CLOCK

PM IN BOOK 153 OF OFFICIAL

RECORDS PAGE 597 LINCOLN

COUNTY, NEVADA

**LESLIE BOUCHER**

COUNTY RECORDER

BY *Denise Leaver* DEPUTY

Document # 116081  
Book 153 Page 597-600  
March 22, 2001

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 002-131-05  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

FOR RECORDERS USE ONLY  
Documentation Reviewed by: \_\_\_\_\_  
Type of Documentation: \_\_\_\_\_  
Assessor's Tag: \_\_\_\_\_  
Recording Deputy: \_\_\_\_\_

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

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
Deduct Assumed Liens and/or Encumbrances ( \_\_\_\_\_ )  
(Recording information on assumed amount: Book/Instrument # \_\_\_\_\_)

4. Taxable Value (per NRS 375.010, Section 2): \$ \_\_\_\_\_  
Real Property Transfer Tax Due \$ \_\_\_\_\_ - 0 -

If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_ NAC 375, Section 106  
b. Explain Reason for Exemption: Transfer from Trustor to herself as  
Trustee

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 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

BUYER (GRANTEE) INFORMATION

Seller Signature: Betty J. Knight  
Print Name: Betty J. Knight  
Address: Box 254  
City: Mesquite  
State: Nevada Zip: 89024  
Telephone: (702) 566-1234 (Attorney Betty Smallwood)  
Capacity: as an individual

Buyer Signature: Betty J. Knight  
Print Name: Betty J. Knight as Trustee of the B. V. KNIGHT FAMILY TRUST dtd 5/22/96  
Address: Box 254  
City: Mesquite  
State: Nevada Zip: 89024  
Telephone: (702) 566-1234 (Attorney Betty Smallwood)  
Capacity: Trustee

COMPANY REQUESTING RECORDING

Co. Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
(MICROFILMED)