

R.P.T.T. \$20.80  
A.P. NO. APN 011-090-05  
ESCROW NO. 2001-44099-MLJ

WHEN RECORDED MAIL TO:  
Ryan B. Rhodes  
HCR 61, Box 73  
Hiko, NV 89017

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**JOINT TENANCY DEED**

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

Marjorie B. Johns, a widow

Does) hereby **GRANT, BARGAIN and SELL** to

Ryan B. Rhodes and Renee A. Rhodes, husband and wife as joint tenants

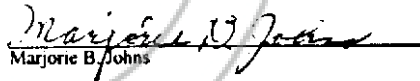
with right of survivorship, and not as tenants in common, the real property situate in the County of Lincoln, State of Nevada, described as follows:

Beginning at the Southwest Corner of the SW1/4 of the NE1/4, and running N 497.50 feet, thence E 438.0 feet, thence S 497.5 feet, thence 438.0 feet to the Point of Beginning.

Together with an easement 20 feet wide for ingress and egress along the southerly boundary of SW1/4 NE1/4 of Section 34, Township 34 North, Range 60 East, MDB&M. This easement to continue and run with the land until the State Highway is completed along the westerly boundary of the above described property at which time this easement shall revert to Grantors or their successors in interest to the real property over which the easement passes.

**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.

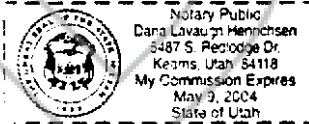
Dated: 05-02-2001

  
Marjorie B. Johns

State of ~~Nevada~~ Utah  
County of ~~Lincoln~~ SLC.

This instrument was acknowledged before me on May 2nd, 2001 by  
Marjorie B. Johns.

Dana Lavaugh Hinchsen  
Notarial Officer



116300

NO. \_\_\_\_\_

FILED AND RECORDED AT REQUEST OF  
First American Title

May 8, 2001

AT 27 MINUTES PAST 11 O'CLOCK  
AM IN BOOK 154 OF OFFICIAL

RECORDS PAGE 582 AMERICAN

COURT'S WEBSITE

Leslie Boucher

COUNTY RECORDER

By Dana Lavaugh Hinchsen Deputy

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s).

- a) APN 011-090-05
- 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' /Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	116300
Book:	154
Page:	582
Date of Recording:	May 8, 2001
Notes:	

3. Total Value/Sales Price of Property:

\$ 16,000.00

Deduct Assumed Liens and/or Encumbrances:

( \_\_\_\_\_ )

(Provide recording information: Doc/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_

Page: \_\_\_\_\_

Transfer Tax Value per NRS 375.010, Section 2:

\$ 16,000.00

Real Property Transfer Tax Due:

\$ 20.80

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: Marjorie B. Johns

Print Name: Marjorie B. Johns

Address: 1231 Sugar Factory Rd

City: West Jordan

State: Utah Zip: 84088

Telephone: \_\_\_\_\_

Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: \_\_\_\_\_

Print Name: Ryan B. Rhodes

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Co.Name: First American Title Company Of Nevada Escrow # 2001-44099-MLJ

State of Nevada  
Declaration of Value

1. Assessor Parcel Number(s).

- a) APN 011-090-05
- 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./Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: 116300  
 Book: 154 Page: 582  
 Date of Recording: Nov 8, 2001  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$ 16,000.00

Deduct Assumed Liens and/or Encumbrances:

( \_\_\_\_\_ )

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

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SELLER (GRANTOR) INFORMATION

Seller Signature: \_\_\_\_\_  
 Print Name: Marjorie B. Johns  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Capacity: \_\_\_\_\_

BUYER (GRANTEE) INFORMATION

Buyer Signature: [Signature]  
 Print Name: Ryan B. Rhodes  
 Address: HCR 61 Box 73  
 City: Hiko  
 State: NV Zip: 89017  
 Telephone: (775) 725-3434  
 Capacity: \_\_\_\_\_

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-44099-MLJ