

R.P.T.T. \$33.80

A.P. NO. 001-201-40, 001-201-44

ESCROW NO. 2001-44104-MLJ

WHEN RECORDED MAIL TO:

Mr. and Mrs. W. L. Nickell, Jr.

P. O. Box 396

Pioche, NV 89043

JOINT TENANCY DEED

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

John T. Condie and Mara Condie, husband and wife, who acquired title as John T. and Mara Condie, Bruce A. Condie, as Trustee of the Condie Living Trust, and James E. Wilkin, who also acquired title as James Edward Wilkin, an unmarried man, and Uvada Wilkin, husband and wife

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

W. L. Nickell, Jr. and Gloria J. Nickell, 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:

That portion of the Southeast Quarter (SE1/4) of Section 15, Township 1 North, Range 67 East, M.D.M., Town of Pioche, Lincoln County, Nevada.

PARCEL I:

Parcel 12 as shown by Parcel Map for Bruce Condie, James E. Wilkin, John T. Condie and Mara Condie recorded September 28, 1998, in Book B, Page 151, as Document No. 111651, in the Office of the County Recorder, Lincoln County, Nevada.

PARCEL II:

Parcel 11 as shown by Parcel Map for Bruce Condie, James E. Wilkin, John T. Condie and Mara Condie recorded July 21, 1998, in Book B, Page 138, as Document No. 111321, in the Office of the County Recorder, Lincoln County, Nevada.

RESTRICTIONS

1. There shall be no horses, cows, sheep, goats or pigs allowed on premises, in accordance with Article IV of RR Rural Residential District 17.10.125 F
2. There shall be no modular homes, mobile homes or trailers erected or set up on premises.

State of Nevada Declaration of Value

1. Assessor Parcel Number(s).
 a) 001-201-40, 001-201-44
 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' Wind'l
 g) Agricultural
 h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	110458
Book:	155
Page:	475-477
Date of Recording:	June 12 2001
Notes:	

3. Total Value/Sales Price of Property: \$ 26,000.00
 Deduct Assumed Liens and/or Encumbrances: (_____)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
 Transfer Tax Value per NRS 375.010, Section 2: \$ 26,000.00
 Real Property Transfer Tax Due: \$ 33.80

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: _____
 Print Name: John T. Condie
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: *[Signature]*
 Print Name: W. L. Niocell, Jr.
 Address: P.O. Box 396
 City: Pinedale
 State: Nevada Zip: 89043
 Telephone: 775-962-5577
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-44104-MLJ

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

State of Nevada
Declaration of Value

- 1. Assessor Parcel Number(s).
 - a) 001-201-40, 001-201-44
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property:

a) <input checked="" 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'/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

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Document/Instrument #: <u>116458</u>	
Book: <u>155</u> Page: <u>475-477</u>	
Date of Recording: <u>June 12, 2001</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$ 26,000.00

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SELLER (GRANTOR) INFORMATION

Seller Signature: John T. Condie

Print Name: John T. Condie

Address: X PG Box 44

City: X Packer

State: X NV Zip: X 89043

Telephone: X 775-962-5203

Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____

Print Name: W. L. Nickell, Jr.

Address: _____

City: _____

State: _____ Zip: _____

Telephone: _____

Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: First American Title Company of Nevada Escrow # 2001-44104-MLJ

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: May 17th, 2001

John T. Condie
John T. Condie

Mara Condie
Mara Condie

James E. Wilkin
James Edward Wilkin

Uvada Wilkin
Uvada Wilkin

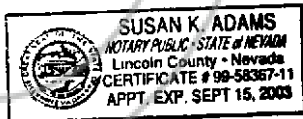
Bruce A. Condie, as Trustee of the Condie Living Trust

Bruce A. Condie
By: Bruce A. Condie, Trustee

State of Nevada
County of Lincoln

This instrument was acknowledged before me on May 17th, 2001, by John T. Condie and Mara Condie.

Susan K. Adams
Notarial Officer



State of Nevada Declaration of Value

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- c) _____
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Seller Signature: _____
 Print Name: John T. Condie
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: *[Signature]*
 Print Name: W. L. Niocell, Jr.
 Address: P.O. Box 396
 City: Primm
 State: Nevada Zip: 89043
 Telephone: 775-962-5577
 Capacity: _____

COMPANY REQUESTING RECORDING

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Date of Recording: <u>June 12, 2001</u>	
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Seller Signature: John T. Condie
 Print Name: John T. Condie
 Address: X PG Box 44
 City: X Packer
 State: X NV Zip: X 89043
 Telephone: X 775-962-5203
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
 Print Name: W. L. Nickell, Jr.
 Address: _____
 City: _____
 State: _____ Zip: _____
 Telephone: _____
 Capacity: _____

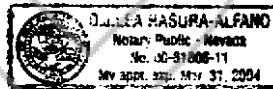
COMPANY REQUESTING RECORDING

Co. Name: First American Title Company Of Nevada Escrow # 2001-44104-MLJ

State of Nevada
County of Lincoln

This instrument was acknowledged before me on MAY 31, 2001, by James Edward Wilkin and Uvada Wilkin.

D. L. Masura-Alfano
Notarial Officer



State of Nevada
County of Lincoln

This instrument was acknowledged before me on 17th day of May, by Bruce A. Condie.

Susan K. Adams
Notarial Officer



NO. **116458**

FILED AND RECORDED AT REQUEST OF
FIRST AMERICAN TITLE
JUNE 12, 2001

AT 59 MINUTES PAST 10 O'CLOCK
AM IN BOOK 155 OF OFFICIAL
RECORDS PAGE 475

COUNTY, NEVADA:
LESLIE BOUCHER

BY *Teressa Jenkins*, DEPUTY COUNTY RECORDER

BOOK **155** PAGE **477**

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