

When recorded, mail to:

APN: 002-102-02

R.P.T.T. \_\_\_\_\_

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That DAHL D. & DEBRA C. BRADFIELD, husband & wife as joint tenants with right of survivorship, in consideration of SEVEN THOUSAND DOLLARS (\$7,000), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to THE McALLISTER FAMILY TRUST, in fee simple absolute, all that real property situate in the Town of Panaca, Lincoln County, State of Nevada, more particularly described as follows:

Lot Thirty-two (32) of SUN GOLD MANOR UNIT 1 SUBDIVISION, according to the official map thereof, filed in the Office of the County Recorder of Lincoln County on September 30, 1952, as File No. 27842. Assessor's Parcel Number 002-102-02, Panaca, Nevada.

Assessor's Parcel No. 002-102-02

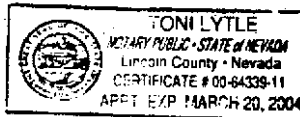
Together will all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this 7<sup>th</sup> day of May, 2002.

Dahl D. Bradfield  
DAHL D. BRADFIELD

Debra C. Bradfield  
DEBRA C. BRADFIELD

SIGNED AND SWORN (or affirmed)  
before me on 27 Jan 7, 2002,  
by Dahl D & Debra C. Bradfield



Toni Lytle  
Notary Public

Grantee's address:

**OFFER AND ACCEPTANCE AGREEMENT  
and earnest money receipt**

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2002.  
(Town) (State)  
(Month)

RECEIVED FROM Raymond R. & Jayne McAllister

the sum of Seven Thousand and no/100 (\$ 7,000.00) DOLLARS;  
to secure and apply on the purchase of the following described property:

Lot Thirty-two (32) of SUN GOLD MANOR UNIT 1 SUBDIVISION, according to the official map thereof, filed in the Office of the County Recorder of Lincoln County on September 30, 1952, as File No. 27842. Assessor's Parcel Number 002-102-02, Panaca, Nevada.

commonly known as, #32 Ronnow Road, Panaca, located in Lincoln County, Nevada

for the purchase price of Seven Thousand and no/100 (\$ 7,000.00) DOLLARS.

SUBJECT TO conditions, restrictions, reservations and rights-of-way now of record, if any.  
**BALANCE OF PURCHASE PRICE TO BE PAID AS FOLLOWS:**

Entire sum to be paid in cash, personal check, or cashier's check at the time of tendering deed. If payment is by personal check, Sellers retain the right to withhold transferring the deed until Buyer's check clears their bank, at which time Sellers agree to immediately tender a deed to the above-described property to Buyers.

The risk of loss for damage or destruction of the property shall be borne by the Sellers prior to tendering a deed to Buyers.

**AND IT IS HEREBY AGREED:**

- (1) That payment is to be made in cash.
- (2) That in the event the Buyers shall fail to complete the purchase as herein provided, Sellers may, at their option, recover legal costs incurred as a result of the agreement, not to exceed 10% of the total purchase price of the above-described property, as consideration for the execution of this agreement.
- (3) Buyers agree to purchase real property and its tenements **AS IS**.
- (4) Sellers assert that they are the sole owner of the above-described property and as such, hold marketable title; however, Buyers agree that the Buyers are responsible for all costs associated with a title search should Buyers decide to conduct such a search.

- (5) That the Buyers do not require that evidence of title be in the form of a policy of title insurance by a title insurance company and paid by Sellers.
- (6) That possession shall be given up 5 days after tendering of payment and transfer of title.
- (7) The Buyers grant Sellers the right of first refusal in the event that Buyers decide to resale the above-described property in the future.
- (8) That Buyers grant an easement along the back portion of the subject property to Sellers for the purpose of installing sewer lines or other underground utilities necessary for Lot 33 of SUN GOLD MANOR UNIT 1 SUBDIVISION, APN 002-102-03.
- (9) That final vesting is to be in:  
The McAllister Family Trust in fee simple absolute  
 (Name(s) to appear on deed)
- (10) That this payment is made subject to the approval of the Sellers and unless so approved within 5 days from the date hereof, the return of the money herein receipted shall cancel this sale without damage to the undersigned Buyers.
- (11) That Buyers understand that the above-described property is subject to certain codes, covenants, and restrictions recorded in Book "O", page 99, Miscellaneous Records, in the Office of the Lincoln County Recorder, Pioche, Nevada.
- (12) Buyers understand and agree to pay all costs, transfer taxes, recording fees, and attorney fees associated with this transaction as enumerated in the Disclosure of Costs and Fees attached hereto as Exhibit "A".

**I AGREE TO PURCHASE THE ABOVE-DESCRIBED REAL PROPERTY ON THE TERMS AND CONDITIONS HEREIN STATED.**

[Signature]  
Purchaser

[Signature]  
Co-Purchaser (if any)

**SELLER**

I agree to sell the above-described property on the terms and conditions herein stated.

[Signature]  
Seller

[Signature]  
Co-Seller (if any)

COPY

NO. 118105  
FILED AND RECORDED AT REQUEST OF  
RAYMOND MCALISTER  
MAY 7, 2002  
AT 37 MINUTES PAST 09 O'CLOCK  
AM IN BOOK 163 OF OFFICIAL  
RECORDS PAGE 281 LINCOLN  
COUNTY NEVADA  
LESLIE BOUCHER  
COUNTY RECORDER  
BY Dennis Decker, DEPUTY

# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 002-102-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial /Ind'l
- g)  Agriculture
- h)  Mobile Home
- i)  other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document / Instrument # 118105  
 Book: 1103 Page: 281284  
 Date of Recording: May 7, 2002  
 Notes: \_\_\_\_\_

3. Total Value / Sales Price of Property \$ 700.00  
 Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_  
 Taxable Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 9.10

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 1/4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name DAVE BRAAFIO  
 Address PO Box 450  
 City PANACA  
 State NEVADA Zip 89042

Print Name Raymond McAllister  
 Address P.O. Box 173  
 City PANACA  
 State NEVADA Zip 89042

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)**

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_