

File No: 2010562 (MJ)  
A.P.N.: 004-031-20  
When Recorded, Mail Tax Statements To:  
Larry Connell  
P. O. Box 644  
Alamo, NV. 89001

R.P.T.T.: \$11.70

### **GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Cheryl Ward, an unmarried woman**

do(es) hereby GRANT, BARGAIN, and SELL to

**Larry Connell and Dorothy Connell, husband and wife as joint tenants with right of survivorship**

the real property situate in the County of **Lincoln**, State of **Nevada**, described as follows:

#### **PARCEL 1:**

**That portion of Lot 2 in Block 44 of Alamo Townsite as shown by map thereof filed in the Office of the County Recorder of Lincoln County, Nevada, as file No. 1176 more particularly described as follows:**

**Commencing at the Northwest corner of said Lot 2. thence East 177.5 feet to the true point of beginning; Thence continuing Easterly 70 feet; Thence South 125 feet; Thence West 70 feet; Thence North 125 feet to the true point of beginning.**

#### **PARCEL 2:**

**That portion of Lot 2 in Block 44 of Alamo Townsite as shown by map thereof filed in the Office of the County Recorder of Lincoln County, Nevada as File No. 1176 more particularly described as follows:**

**Commencing at the Northwest corner of said Lot 2 and running thence West along the North boundary of said Lot 2 a distance of 167.5 feet to the true point of beginning; Thence continuing West along the North boundary of said Lot 2 a distance of 10 feet; Thence South a distance of 125 feet; Thence at right angles East a distance of 10 feet; thence at right angles North a distance of 125 feet to the true point of beginning.**

Subject to:

A.P.N.

Grant, Bargain and Sale Deed -  
continued

File No.: 2010562 (MJ)

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: July 20, 2002

Cheryl Ward  
Cheryl Ward

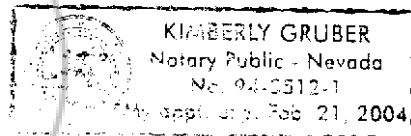
STATE OF Nevada )

: ss.

COUNTY OF Clark )

This instrument was acknowledged before me on  
July 20, 2002 by  
**Cheryl Ward.**

Kimberly Gruber  
Notary Public  
(My commission expires: 2-21-2004)



FILED FOR RECORDING  
AT THE REQUEST OF  
**First American Title**  
2002 JUL 24 PM 4 29  
LINCOLN COUNTY RECORDED  
FEE \$15.00 DEP  
LESLIE BOUCHER JR

118544

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-031-20 \_\_\_\_\_
- 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'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other Mobile Home & Land

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>118544</u>
Book	<u>1165</u> Page: <u>4470</u>
Date of Recording:	<u>July 24, 2002</u>
Notes:	_____

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$9,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \$0 )

\$0

Transfer Tax Value: \_\_\_\_\_

\$9,000.00

Real Property Transfer Tax Due \_\_\_\_\_

\$11.70

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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

Signature: Cheryl H. Ward

Capacity: Buyer/Seller

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

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Cheryl Ward

Address: 5029 Vista Del Rancho Way

City: North Las Vegas

State: NV Zip: 89031

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Larry Connell and Dorothy Connell

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

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

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

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Company of Nevada

File Number: 2010562 MJ/MJ

Address: Post Office Box 151048

City: Ely

State: NV Zip: 89315

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

# STATE OF NEVADA DECLARATION OF VALUE

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- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other Mobile Home & Land

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>118544</u>
Book <u>165</u>	Page: <u>440</u>
Date of Recording: <u>July 24, 2002</u>	
Notes: _____	

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( \$0 )

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

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

Signature: Jiva Seeman

Capacity: Agent

#### **SELLER (GRANTOR) INFORMATION** (REQUIRED)

#### **BUYER (GRANTEE) INFORMATION** (REQUIRED)

Print Name: Cheryl Ward

Print Name: Larry Connell and Dorothy Connell

Address: 5029 Vista Del Rancho Way

Address: P.O. Box 644

City: North Las Vegas

City: ALAMO

State: NV Zip: 89031

State: NEVADA Zip: 89001

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Print Name: First American Title Company of Nevada

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