

Lincoln County

File No: 152-2050031 (M)  
A.P.N.: 006-271-28, 006-271-29, 006-271-30  
When Recorded, Mail Tax Statements To:  
Terrance K. Bird  
P. O. Box 158  
Pioche, NV. 89043

R.P.T.T.: \$52.00

**GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jimmie Ross and Mary H. Ross, husband and wife

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

Terrance K. Bird and Joy R. Bird, 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:

Parcels 2, 3 and 4 as shown on Parcel Map for Jimmie Ross recorded January 7, 1996 in Plat Book 8, page 61 as File No. 11031 and Amended Subsequent Parcel Map for Jimmie Ross recorded July 19, 1999 in Plat Book 8, page 232 as File No. 113093 in the Office of the County Recorder, Lincoln County, Nevada.

Subject to:

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.

Lincoln County

A.P.N. 006-271-21,006-271-29

Grant, Bargain and Sale Deed - continued

File No.: 152-2050031 (M)

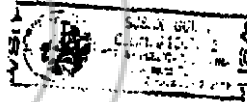
Date: 1-16-03

Jimmie Rosa  
Jimmie Rosa  
Mary H. Rosa  
Mary H. Rosa

STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )

This instrument was acknowledged before me on 1-16-03 by Jimmie Rosa and Mary H. Rosa.

Susan Luna  
Notary Public  
(My commission expires: 7-2-05)



FILED FOR RECORDING  
AT THE REQUEST OF  
**Crow County Title**  
2003 JAN 22 AM 11 20  
LINCOLN COUNTY RECORDER  
FEE \$15.00  
DEP  
LESLIE BOBICHER

119348

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 008-271-28,006-271-29  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res
- c)  Condo/Townhse
- d)  2-4 Ploz
- e)  Apt. Bldg.
- f)  Comm/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>119348</u>
Book	<u>169</u>
Page	<u>269</u>
Date of Recording:	<u>Jan. 22, 2003</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$40,000.00

Deed in Lieu of Foreclosure Only (value of property)

( \$0 )

Transfer Tax Value:

\$40,000.00

Real Property Transfer Tax Due

\$52.00

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 375.090 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 disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 30% of the tax due plus interest at 1% per month. Pursuant to NRS 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Jimmie Rosa Capacity: Seller  
 Signature: Mary H. Rosa Capacity: \_\_\_\_\_

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

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

Print Name: Jimmie Rosa and Mary H. Rosa

Print Name: Terrance K. Bird and Joy R. Bird

Address: 13533 Bailey St.

Address: P.O. Box 158

City: Whittier

City: Pioche

State: CA Zip: 90601-4441

State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2050031 MJMJ

Address: 766 Aultman Street, Ely, NV 89301, P.O. Box

City: Ely State: NV Zip: 89315

Lincoln County

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 006-271-28, 006-271-29, 006-271-30  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property  
a)  Vacant Land      b)  Single Fam. Res  
c)  Condo/Townhoe      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 # 119348  
Book 169 Page: 269  
Date of Recording: Jan. 22, 2003  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$40,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \$0 )  
Transfer Tax Value: \$40,000.00  
Real Property Transfer Tax Due \$52.00

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 375.080 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 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_  
Signature: Terrance K. Bird

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

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

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

Print Name: Jimmie Rosa and Mary H. Rosa  
Address: 13633 Bailey St.  
City: Whittier  
State: CA Zip: 90601-4441

Print Name: Terrance K. Bird and Joy R. Bird  
Address: P.O. Box 156  
City: Pioche  
State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada  
Address: 785 Aulman Street, Ely, NV 89301, P.O. Box 151096  
City: Ely

File Number: 152-2050031 MJ/MJ  
State: NV Zip: 89315

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