

Lincoln County

19025867

APN: 03-091-09  
AM: R.P.T.T. \$52.00

**WHEN RECORDED MAIL TO & MAIL TAX STATEMENTS TO:**

Cody Christensen and Janeal Christensen  
PO Box 286  
Callente, NV 89008

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That**

Nancy Beer

in consideration of \$10,00 and other valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Cody Garth Christensen and Janeal Godfrey Christensen, husband and wife as joint tenants

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

*See Exhibit "A" attached hereto and made a part hereof for the complete legal description.*

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my hand on January 21, 2003

SELLER:

Nancy L. Beer  
Nancy Beer

STATE OF NEVADA )  
COUNTY OF Clark ) ss.

Escrow No. 02173532-086-JR

On this January 21, 2003  
appeared before me, a Notary Public,  
Nancy Beer

personally known or proven to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the instrument for the purposes therein contained.

Rami M. Jishi  
Notary Public

My commission expires: Sept 16, 2006



Lincoln County

# EXHIBIT A

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,  
County of LINCOLN, Town of CALIENTE described as follows:

Lot 21 as shown on the Amended Plat of the LINCOLN PARK  
ADDITION to the Town of Caliente, filed April 28, 1945 as  
Document No. 19694, in the Office of the County Recorder of  
Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2002 -2003: 03-091-09

COPY

119391

FILED FOR RECORDING  
AT THE REQUEST OF  
Osw County Title

2003 JUN 29 PM 4 44

CLERK OF DISTRICT COURT  
FILED IN 1573  
LEAH BROOKER

1001 169 376

State of Nevada  
Declaration of Value

1. Assessor's Parcel Number(s)

a) 402-021-02

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Resi
- c)  Condo/Townuse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm' Wind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Documentation/Instrument #: 119391  
 Book: 169 Page: 375-376  
 Date of Recording: Jan 29 2003  
 Notes: \_\_\_\_\_

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

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

Signature: [Signature] Capacity: Seller  
 Signature: [Signature] Capacity: Buyer

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

Print Name: \_\_\_\_\_  
 Address: 7040 5th  
 City: Caliente  
 State: NEVADA Zip: 89001-0542

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

Print Name: Lady Christensen  
 Address: DD 2nd 28th  
 City: Caliente  
 State: Nevada Zip: 89008

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

Company Name: United Title of Nevada Esc #: 02173532-086-JR  
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)