

File No: 152-2049109 (M)  
A.P.N.: 003-142-18  
When Recorded, Mail Tax Statements To:  
Mary Frances Ward  
P.O. Box 375  
Caliente, NV 89008

R.P.T.T.: \$130.00

**GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James R. Ramsay and Clara M. Ramsay, husband and wife

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

Mary Frances Ward, an unmarried woman

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

That portion of Lots 16, 17 and 18, Block "B" of West End Addition to the City of Caliente, as shown upon map thereof, recorded October 6, 1926, file 3674, in the Plat Book, page 44, described as:

Parcel No. 3 of Parcel Map for Dorothy M. Ray, as shown upon map thereof, recorded May 20, 1988, file 88771, Plat Book "A", page 286 in the recorder's office, 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. 003-142-18

Grant, Bargain and Sale Deed -  
continued

File No.: 152-2049103 (M)

Date: FEB. 22, 2003

James R. Ramsay  
James R. Ramsay  
Clara M. Ramsay  
Clara M. Ramsay

STATE OF NEVADA )  
                          ) SS.  
COUNTY OF            )

This instrument was acknowledged before me on  
22<sup>nd</sup> FEB 2003 by  
James R. Ramsay and Clara M. Ramsay.

James R. Ramsay  
Notary Public  
(My commission expires: 12-11-02)



FILED IN ACCORDANCE  
AT THE REQUEST OF  
First American Title  
2003 FEB 26 PM 3 32  
L.A. 001-01-01-01-01  
FILED BY: [Signature]  
LESLIE GORDON

119710

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

a) 003-142-18  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property**

a)  Vacant Land      b)  Single Fam. Res  
 c)  Condo/Townhome      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Convent/Worsh  
 g)  Agricultural      h)  Mobile Home  
 i)  Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument # 19710  
 Book 170 Page 465-466  
 Date of Recording: Feb 26 2003  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$100,000.00  
 Debt in Lieu of Foreclosure Only (value of property) ( \$0 )  
 Transfer Tax Value: \$100,000.00  
 Real Property Transfer Tax Due: \$130.00

**4. Exemption Claimed:**

a. Transfer Tax Exemption, per 375.080, 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 375.118, 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. Furthermore, the disclaimer 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: Mary F. Ward      Capacity: Buyer  
 Signature: \_\_\_\_\_      Capacity: \_\_\_\_\_

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

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

Print Name: James R. Ramsey and Clara M. Ramsey      Print Name: Mary Frances Ward  
 Address: 6208 Sedar Drive      Address: P. O. Box 376  
 City: Las Vegas      City: Caliente  
 State: NV      Zip: 89130      State: NV      Zip: 89008

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

Print Name: First American Title Company of Nevada      File Number: 152-2048108 MMLJ  
 Address: 758 Autumn Street, Ely, NV 89301, P.O. Box  
 City: Ely      State: NV      Zip: 89316

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

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 003-142-18  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

a)  Vacant Land    b)  Single Fam. Res  
c)  Condo/Townhome    d)  2-4 Pkcs  
e)  Apt. Bldg.    f)  Comm/Instl  
g)  Agricultural    h)  Mobile Home  
i)  Other

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument # 119710  
Book 170 Page 4465446  
Date of Recording: Feb 26, 2003  
Notes:

3. Total Value/Sales Price of Property:

\$800,000.00

Deed in Lieu of Foreclosure Only (value of property)

( \$0 )

Transfer Tax Value:

\$100,000.00

Real Property Transfer Tax Due

\$130.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 375.080, 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 discontinuance of any claimed exemption, or other determination of ineligibility for such, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: James R. Ramsay Capacity: \_\_\_\_\_

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: James R. Ramsay and Clara M. Ramsay

Address: 4208 Sadler Drive

City: Las Vegas

State: NV Zip: 89130

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Mary Frances Ward

Address: P. O. Box 375

City: Caldera

State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2048100 MJMJ

Address: 758 Autman Street, Ely, NV 89301, P.O. Box

City: Ely State: NV Zip: 89315

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

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