

File No: 152-2043954 (NG)  
A.P.N.: 013-041-28  
When Recorded, Mail Tax Statements To:  
Scott Oldham  
301 McHenry Street  
Las Vegas, NV. 89144-4128

R.P.T.T.: \$19.98

**GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James F. Shepard, a single man

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

Scott Oldham, a single man, and Toni Sutton, a single woman, as joint tenants with right of survivorship

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

LOT 48, OF HIGHLAND KNOLLS SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF,  
FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON  
AUGUST 9, 1972, AS FILE NO. S1895.

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.

171 REC 111

A.P.N. 013-043-28

Grant, Bargain and Sale Deed -  
continued

File No.: 152-2043954 (M)

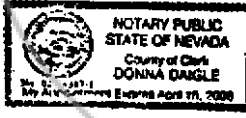
Date: 1-30-03

James F. Shepard  
James F. Shepard

STATE OF NEVADA )  
                          ) : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
January 3, 2003 by  
James F. Shepard.

Donna Dangle  
Notary Public  
(My commission expires: 4-15-2006)



119749  
FILED FOR RECORDING  
AT THE REQUEST OF  
First American Title  
2003 MAR 10 PM 4 47  
LINCOLN COUNTY, NEVADA  
REC'D BY COURT REPORTER  
LESLIE ANDRUSOFF AS

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 013-041-28  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

a)  Vacant Land    b)  Single Fam. Res  
c)  Condo/Twnhse    d)  2-4 Pkx  
e)  Apt. Bldg.    f)  Comm/Vnd'l  
g)  Agricultural    h)  Mobile Home  
i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
Document/Instrument # 119749  
Book 171 Page: 11-122  
Date of Recording: July 10, 2003  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$15,000.00

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

Transfer Tax Value: \$15,000.00

Real Property Transfer Tax Due \$18.50

4. **Exemption Claimed:**

a. Transfer Tax Exemption, per 375.096, Section: \_\_\_\_\_

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

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

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.000 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 of 1% per month. Pursuant to NRS 375.000, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: James F. Shepard Capacity: Grantor

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

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

Print Name: James F. Shepard

Address: 1747 Charcut Lane

City: Las Vegas

State: NV Zip: 89115

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

Print Name: Scott Oldham and Toni Sutton

Address: 301 McHenry Street

City: Las Vegas

State: NV Zip: 89144-4128

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

Print Name: First American Title Company of Nevada File Number: 152-2043954 M.M.M.J

Address: 786 Autman Street, Ely, NV 89301, P.O. Box

City: Ely 89308 State: NV Zip: 89315

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

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 013-041-28  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

a)  Vacant Land      b)  Single Fam. Res  
c)  Condo/Townhse    d)  2-4 Pkx  
e)  Apt. Bldg.        f)  Comm/Inst  
g)  Agricultural      h)  Mobile Home  
i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument # 119749  
Book 1711 Page: 111-112  
Date of Recording: MAY 11, 2005  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

Dead in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
Transfer Tax Value: \$15,000.00  
Real Property Transfer Tax Due \$18.50

4. Exemption Claimed:

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

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

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Signature: Tori Sutton Capacity: \_\_\_\_\_  
Signature: Scott Oldham Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: James F. Shepard Print Name: Scott Oldham and Tori Sutton  
Address: 1747 Chertul Lane Address: 301 McHenry Street  
City: Las Vegas City: Las Vegas  
State: NV Zip: 89115 State: NV Zip: 89144-4128

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

Print Name: First American Title Company of Nevada File Number: 152-2043854 MUMJ  
Address: 768 Aulman Street, Ely, NV 89301, P.O. Box  
City: Ely State: NV Zip: 89315

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