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PARCEL NO. 01-191-13

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 15th day of May, 2003,
by and between MICHAEL SCOTT PHILLIPS and DONNA M. PHILLIPS, son
and mother, parties of the first part and hereinafter referred to
as "Grantors", and MICHAEL S. PHILLIPS and LAUNA LYNN PHILLIPS,
husband and wife, as joint tenants with full right of survivorship,
parties of the second part and hereinafter referred to as
"Grantees";

WITNESSETH:

That the said Grantors, for and in consideration of the
sum of Ten Dollars (\$10.00) lawful money of the United States of
America, and other good and valuable considerations, the receipt
whereof is hereby acknowledged, do hereby grant, bargain and sell
unto said Grantees, in joint tenancy and to the survivor of them
and to the heirs of such survivor, forever, all those certain lots,
pieces or parcels of land situate, lying and being in the County of
Lincoln, State of Nevada, and bounded and particularly described as
follows, to-wit:

LAW OFFICES
GARY D. FAIRMAN
A PROFESSIONAL CORPORATION
445 WEST STREET - P.O. BOX 8
ELY, NEVADA 89301
(775) 589-6482

All of Parcel No. 1 as shown on Parcel Map
of the N1/2SE1/4SE1/4SW1/4 of Section 15,
T1N., R67E., MDB&N., prepared at the instance
of Vaughn and Donna Phillips, which parcel
map was recorded in the Office of the County
Recorder of Lincoln County, Nevada, on March 5,
1984, in Book "A-1" of Plats at page 227, and
to which map reference is hereby made for a
more particular description.

TOGETHER WITH ALL AND SINGULAR, the tenements,
hereditaments and appurtenances thereunto belonging and in anywise
appertaining, and the reversion and reversions, remainder and
remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises
together with the appurtenances, unto the said Grantees, as joint
tenants and not as tenants in common, and to the heirs of the
survivor of them, forever.

1 IN WITNESS WHEREOF, the said Grantors have hereunto set
2 their hands the day and year first above written.

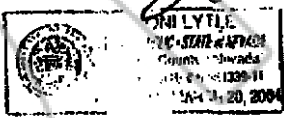
3
4 Michael S Phillips
MICHAEL SCOTT PHILLIPS

5
6 Donna M Phillips
DONNA M. PHILLIPS

7
8
9 STATE OF Nevada ss.
10 COUNTY OF Lincoln

11 On 20 May, 2003, personally appeared
12 before me, a Notary Public, MICHAEL SCOTT PHILLIPS, personally
13 known or proved to me to be the person whose name is subscribed to
14 the above instrument who acknowledged that he executed the
15 instrument.

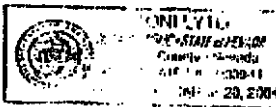
16
17 Luiz L. Lytle
18 NOTARY PUBLIC



19
20
21 STATE OF Nevada ss.
22 COUNTY OF Lincoln

23 On 20 May, 2003, personally appeared
24 before me, a Notary Public, DONNA M. PHILLIPS, personally known or
25 proved to me to be the person whose name is subscribed to the above
26 instrument who acknowledged that she executed the instrument.

27
28 Luiz L. Lytle
29 NOTARY PUBLIC



30 GRANTEE'S ADDRESS: P.O. Box 374
31 Pioche, NV. 89045

15 LAW OFFICES
16 GARY D. FAIRMAN
17 A PROFESSIONAL CORPORATION
18 445 NORTH STREET - P.O. BOX 8
19 SLY, NEVADA 89001
20 (775) 388-4000

COPY

120112

FILED FOR RECORDING
AT THE REQUEST OF

Mike Phillips

2003 MAY 1 PM 2 31

LINCOLN COUNTY RECORDER
FEE 1.00
LESLIE BOUTCHER

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 01-191-13
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial /Ind'l
- g) Agriculture
- h) Mobile Home
- i) other _____

FOR RECORDERS OPTIONAL USE ONLY
 Document / Instrument # 120112
 Book: 172 Page: 488-490
 Date of Recording: May 1, 2003
 Notes: _____

- 3. Total Value / Sales Price of Property \$ 120,000.00 / 65,000.00
- Deed in Lien Only (value of forgiven debt) \$ _____
- Taxable Value \$ _____
- Real Property Transfer Tax Due: \$ 81.50

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 Seller (Grantor)/Buyer (Grantee), 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 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 1/2% per month. Pursuant to NRS 375.834, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name _____
 Address _____
 City _____
 State _____ Zip _____

Print Name Mike Phillips
 Address PO Box 374
 City Pioche
 State NV Zip 89043

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name _____ Esc. # _____
 Address _____
 City _____ State _____ Zip _____

(As a public record, this form may be recorded / microfilmed)