

Affix R.P.T.T. \$40.00  
Escrow No. 00247455B3G *LAUSDTH*  
WHEN RECORDED MAIL AND SEND TAX  
STATEMENTS TO:  
Christopher P. Carroll and Teresa R. Carroll  
1775 Antelope Valley  
HENDERSON, NV 89012

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Joseph R. Nadeau and Marilyn Nadeau, husband and wife in consideration of \$10.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Christopher P. Carroll and Teresa R. Carroll, husband & wife as Joint Tenants all that real property situate in the County of LINCOLN State of Nevada, bounded and described as follows:

Legal Description per Exhibit A attached hereto  
APN: 002-192-08  
APN: 002-192-16

- SUBJECT TO:**
1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.
  2. Rights of way, reservations, restrictions, easements and conditions of record.

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

Witness my/our hand(s) this 12<sup>th</sup> day of June, 2003

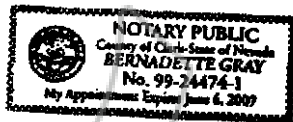
*Joseph R. Nadeau*  
Joseph R. Nadeau

*Marilyn Nadeau*  
Marilyn Nadeau

STATE OF NEVADA  
COUNTY OF LINCOLN

On 6/12/03, personally appeared before me, a Notary Public, Joseph R. Nadeau, Marilyn Nadeau, . . . personally known (or proven) to me to be the person(s) whose name(s) is/are subscribed to the within instrument who acknowledged that she executed the instrument.

Bernadette Gray  
Notary Public in and for said County and State.



05/30/03 11:08 FAX 702 488121

NATIONAL ESCROW

004

File Number: 2078526

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel I:**

That portion of Lot 4, Block 54 in the Town of Panaca, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada, described as follows:

Beginning at the Southwest corner of said Lot 4; thence East 143.25 feet along the boundary of Phillips Street; thence turning 90° North 120.75 feet; thence turning 90° West 143.25 feet; thence turning 90° South 120.75 feet along the boundary of South 6th Street to the point of beginning.

**Parcel II:**

That portion of Lot 4, Block 54 in the Town of Panaca, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada, described as follows:

Commencing at the Northwest corner of said Lot 4; thence South 22.5 feet; thence East 286.5 feet along road right of way; thence South 120.75 feet to the true point of beginning, being the Northeast corner of the herein described parcel; thence continuing South 120.75 feet to the Southeast corner of said parcel; thence West 144.0 feet to the Southwest corner of said parcel; thence North 120.75 feet to the Northwest corner of said parcel; thence East 144.0 feet to the true point of beginning.

Note: The above description appeared in document recorded April 26, 2001 in Book 154, page 352 as file 116233.

FILED FOR RECORDING  
AT THE REQUEST OF  
FRANK ANTONIO  
2003 JUN 17 PM 3 29  
LINCOLN COUNTY CLERK  
TERRY L. BOYD  
LESLIE BOUCHIER

120345

State of Nevada  
Declaration of Value

1. Assessor's Parcel Number(s)

a) Aps: 002-192-08

b) Aps: 002-192-16

c)

d)

2. Type of Property:

a)  Vacant Land

b)  Single Fam. Res.

c)  Condo/Townhse

d)  2-4 Plex

e)  Apt. Bldg.

f)  Consm't/Mod'f

g)  Agricultural

h)  Mobile Home

i)  Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: 120345

Book: 174 Page: 163-163

Date of Recording: June 17, 2003

Notes:

3. Total Value/Sales Price of Property

\$ 32,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$

Real Property Transfer Tax Due:

\$ 80.00 41.60

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

Signature: Joseph D. Walker Capacity: Individual

Signature: Christopher Carroll Capacity: Individual

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Joseph Roger Nadigan

Print Name: Christopher Carroll

Address: 570 S. 11th St

Address: 1775 Anselopp Walkway

City: Primm

City: Henderson

State: NV Zip: 89142

State: NV Zip: 89042

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

Print Name: Land Title of Nevada, Inc.

Escrow #: 00247455-B3G

Address: 720 S. Seventh Street

City: Las Vegas State: Nevada Zip: 89101