

Lincoln County

120453

FILED FOR RECORDING  
AT THE REQUEST OF

**First American Title**

2003 JUL 7 PM 4 41

LINCOLN COUNTY RECORDED  
FEE COLLECTOR'S DEPTNS  
LESLIE BOUCHER

File No: 152-2036856 (M)  
A.P.N.: 006-231-11  
When Recorded, Mail Tax Statements To:  
John Crosthwaite  
4919 Lana Drive  
Las Vegas, NV 89121

R.P.T.T.: \$1,040.00

**GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Paul S. Brown and Velma E. Brown, husband and wife

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

John Crosthwaite and Patricia Crosthwaite, husband and wife as joint tenants with right of survivorship

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

A parcel of land situated within the SW1/4 NE1/4 of Sec. 35, T. 2 N., R. 69 E., M.D.M., County of Lincoln, State of Nevada as shown on Record of Survey Boundary Line Adjustment, Plat Book 8, Page 410, dated Nov. 27, 2001, being more particularly described as follows:

Beginning at the NW Corner of said SW1/4 NE1/4, said point being the CN1/16 of said Sec. 35 and the point of beginning;  
Thence N. 89°07'53" E along the northerly boundary of said SW1/4 NE1/4 a distance of 1316.47 feet to the NE Corner of said SW1/4 NE1/4, said point being the NE1/16 of said Sec. 35;  
Thence S. 01°56'43" E along the easterly boundary of said SW1/4 NE1/4 a distance of 742.07 feet to a point;  
Thence N. 78°15'59" W. a distance of 333.17 feet to an angle point;  
Thence S. 24°22'22" W. along a fence line a distance of 125.17 feet to an angle point in said fence line;  
Thence N. 65°10'41" W. a distance of 52.98 feet to an angle point in said fence line;  
Thence N. 89°51'35" W. a distance of 358.76 feet to a point;  
Thence N. 02°34'06" E. a distance of 40.05 feet to a point;  
Thence N. 86°39'49" W. a distance of 534.00 feet to an intersection with the westerly boundary of said SW1/4 NE1/4;  
Thence N. 02°10'05" W. along said westerly boundary a distance of 674.20 feet to the said CN1/16 and point of beginning.

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Grant, Bargain and Sale Deed -  
continued

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**EXCEPTING THEREFROM** a parcel of land situated within the SW1/4 NE1/4 of Sec. 35, T. 2 N., R. 69 E., M.D.M., County of Lincoln, State of Nevada as shown on Record of Survey Boundary Line Adjustment Plat Book B, Page 410, dated Nov. 27, 2001, being more particularly described as follows:

Beginning at the NW Corner of said SW1/4 NE1/4, said point being the CN1/16 of said Sec. 35 and the point of beginning;  
Thence S. 02°10'05" E. along the westerly boundary of said SW1/4 NE1/4 a distance of 674.20 feet;  
Thence S. 86°39'49" E., a distance of 534.00 feet to a fence corner;  
Thence S. 02°34'06" W. along a fence line a distance of 40.05 feet;  
Thence S. 89°51'35" E. leaving said fence line a distance of 74.22 feet to a fence corner;  
Thence N. 60°58'27" W. along a fence line a distance of 82.83 feet to the point of beginning.

The above metes and bounds description was prepared by James J. Owens in accordance with Record of Survey Boundary Line Adjustment for Paul S. Brown and Dorothy Thompson recorded November 27, 2001 in Plat Book B, Page 410 as File No. 117331 in the Office of the County Recorder of 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.

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Grant, Bargain and Sale Deed -  
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Date: 12-13-02


[Signature]  
Paul S. Brown

[Signature]  
Velma E. Brown

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF WHITE )  
PINE

This instrument was acknowledged before me on  
Dec. 13, 2002 by  
Paul S. Brown and Velma E. Brown.

[Signature]  
Notary Public  
(My commission expires: Feb 14, 2006)

 KRISTA C. POPE  
NOTARY PUBLIC  
STATE OF NEVADA  
APPT. No. 02-74436-11  
MY APPT. EXPIRES FEB. 16, 2006

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) 008-231-11  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property**

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

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument # 120453  
 Book 174 Page 472  
 Date of Recording: July 7, 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:

\$800,000.00

Real Property Transfer Tax Due

\$1,040.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per 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 375.090 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 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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Grantor  
 Signature: [Signature] Capacity: Grantor

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

Print Name: Paul S. Brown and Velma E. Brown  
 Address: HC74, Box 282-2  
 City: Pioche  
 State: NV Zip: \_\_\_\_\_

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

Print Name: John Crosthwaite and Patricia Crosthwaite  
 Address: 4919 Lana Drive  
 City: Las Vegas  
 State: NV Zip: 89121

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

Print Name: First American Title Company of Nevada File Number: 152-2036858 M/J/MJ  
 Address: 768 Autiman Street, Ely, NV 89301, P.O. Box 151048  
 City: Ely State: NV Zip: 89315

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