

Lincoln County

120464

A.P. No. Portion 003-184-03
Escrow No. 152-2039289-HQ/MNW
R.P.T.T. \$Exempt 375.090.3

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2003 JUL 9 AM 10 25

WHEN RECORDED MAIL TO:
Sheila Jean Shearer

LINCOLN COUNTY RECORDER
FEE \$15.00 MAIL \$ DEP
LESLIE BOUCHER

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michael Klanderud and Terril L. C. Klanderud, husband and wife

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

Sheila Jean Shearer, a single woman

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

Boundary Line Adjustment in Tract B between property described in Deed Book 108, Page 107, and Grant, Bargain, Sale Deed Book 106, Page 602, to be added to the latter shown on Revised Map of Caliente Town, Book A, Page 60:

Beginning on the northeast corner of property to be adjusted* from which the southwest corner of Section 8, T. 4 S., R. 67 E., M.D.M. bears S 51° 11' 53" W 2803.90';

Thence S 08° 28' 20" E 6.15';

Thence S 83° 07' 55" W 73.87';

Thence N 06° 52' 05" W 7.04' to the existing fence;

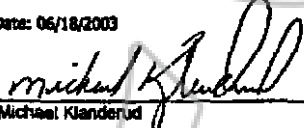
Thence N 83° 43' 03" E 74.63' to the point of beginning.

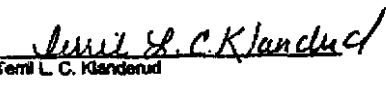
* = "to (or at) a rebar with cap stamped L SMITH PLS 12751"

Note: The above metes and bounds legal description was created by Lenard Smith, PLS 12751, 509 Main Street, Caliente, NV 89001.

TOGETHER with all benefits, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging (or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/18/2003


Michael Klanderud

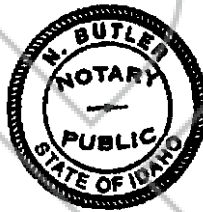

Terril L. C. Klanderud

Lincoln County

STATE OF IDAHO)
) ss.
COUNTY OF)
Carney)

This instrument was acknowledged before me on
June 19, 2003 by
Michael Manderud and Terril L. C. Manderud.

N. Butler
Notary Public
(My commission expires: 5/13/2004)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) Portion of 003-184-03
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # 120464
Book 174 Page: 520-521
Date of Recording: July 9, 2003
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ _____

4. Exemption Claimed:

a. Transfer Tax Exemption, per 375.080, Section: 3
b. Explain reason for exemption: _____
c. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 376.110, 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 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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Michael Mandorad Capacity: Grantor
Signature: Shells Jean Shaser Capacity: Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Michael Mandorad and Terri L. C. Print Name: Shells Jean Shaser
Address: 300 Palmer Drive Address: _____
City: Nampa City: _____
State: ID Zip: 83686 State: _____ Zip: _____

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

Print Name: First American Title Company of Nevada File Number: 152-2039269 MJMJ
Address: 765 Autumn Street, Ely, NV 89301, P.O. Box
City: Ely State: NV Zip: 89315

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

Lincoln County

STATE OF NEVADA
DECLARATION OF VALUE

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c) Condo/Twnhse d) 2-4 Flax
e) Apt. Bldg. f) Comm/Ind?
g) Agricultural h) Mobile Home
i) Other

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Notes: _____

3. Total Value/Sales Price of Property: _____

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

Transfer Tax Value: _____

Real Property Transfer Tax Due (\$ _____)

4. X Exemption Claimed:

a. Transfer Tax Exemption, per 375.060, Section: 3
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 effectiveness 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 375.060, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: GRANTEE

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Michael Klenderud and Tami L. C. Klenderud
Address: 300 Palmer Drive
City: Nampa
State: ID Zip: 83660

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shells Jean Shearer
Address: 70-Box 117
City: Caliente
State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2030289 MJM
Address: 788 Aulman Street, Ely, NV 89301, P.O. Box
City: Ely 89308 State: NV Zip: 89315

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

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