

Lincoln County

120543

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2003 JUL 22 PM 12 55

LINCOLN COUNTY RECORDER  
LESLIE BOUCHER

A.P.N.: 011-200-25  
File No: 152-2085528 (M)

When Recorded, Mail Tax Statements To:  
Remi P. & Chadia Asindraza  
2974 Aruba Court  
Las Vegas, NV 89121

R.P.T.T.: \$10.40

**GRANT, BARGAIN and SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Allen D. Forsyth and Alice M. Forsyth, Trustees, or their successors in Trust as Trustees of the Allen and Alice Forsyth Trust, dated November 19, 2002

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

Remi P. Asindraza and Chadia Asindraza, 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:

**Parcel 1:**

That portion of the Northwest Quarter (NW1/4) of Section 32, Township 6 South, Range 61 East, M.D.B and M., Lincoln County, Nevada, described as follows:

Commencing at the center of said Section 32; thence North 88°41'25" West, along the East-West midsection line of said Section 32, 1,330.14 feet to a point in the center of drainage ditch; thence along centerline of said drainage ditch, North 9°43'18" West 655.49 feet to the point of beginning; thence continuing North 9°43'18" West, 297.93 feet; thence South 88°41'25" East, 297.93 feet; thence South 40°47'39" West, 378.88 feet to the point of beginning.

**Parcel 2:**

An Easement for road purposes, with the right of ingress and egress, over, under and across the following parcel of land:

That portion of the Northwest Quarter (NW1/4) of Section 32, Township 6 South, Range 61 East, M.D.B and M., Lincoln County, Nevada, described as follows:

175 859

Lincoln County

A.P.N. 011-200-25

Grant, Bargain and Sale Deed -  
continued

File No.: 152-2005528 (M)

Commencing at the center of said Section 32; thence North 88°41'25" West, along the East-West midsection line of said Section 32, 1,330.14 feet to a point in the center of drainage ditch; thence along centerline of said drainage ditch, North 9°43'18" West, 953.42 feet; thence South 88°41'25" East, 297.93 feet to the point of beginning; thence continuing South 88°41'25" East, 828.95 feet; thence north 65°53'49" East, 367.37 feet to a point on the North-South mid-section line of said Section 32; thence along said North-South mid-section line, South 1°30'38" East, 30.49 feet; thence South 65°53'49" West 361.65 feet; thence North 88°41'25" West, 860.43 feet; thence North 40°47'39" East, 38.87 feet to the point of beginning.

Note: The above description appeared in a document recorded November 29, 1976 in Book 18, page 625, as File 58766.

"Together with any and all water rights appurtenant thereto."

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.

Date: July 17-03

Allen D. Forsyth and Alice M. Forsyth,  
Trustees, or their successors in Trust as  
Trustees of the Allen and Alice Forsyth Trust

Allen D. Forsyth  
Allen D. Forsyth, Trustee  
Alice M. Forsyth  
Alice M. Forsyth, Trustee

Lincoln County

A.P.N. 011-200-25

Grant, Bargain and Sale Deed -  
continued

File No.: 152-208528 (M)

STATE OF UTAH )

COUNTY OF Washington )  
: ss.

This instrument was acknowledged before me on  
July 17, 2003 by

Allen D. Forsyth and Alice M. Forsyth,  
Trustees, of their successors in Trust as  
Trustees of the Allen and Alice Forsyth Trust.

Kathleen Farnsworth  
Notary Public  
(My commission expires: 9-23-06)



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 011-200-25  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property  
a)  Vacant Land    b)  Single Fam. Res  
c)  Condo/Townhse    d)  2-4 Flex  
e)  Apt. Bldg.    f)  Comm'l/Ind'l  
g)  Agricultural    h)  Mobile Home  
i)  Other

FOR RECORDERS OPTIONAL USE ONLY  
Document/Instrument 120543  
Book 175 Page 259-261  
Date of July 22, 2003  
Notes \_\_\_\_\_

3. Total Value/Sales Price of Property: \$8,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
Transfer Tax Value: \$8,000.00  
Real Property Transfer Tax Due \$10.40

4. If Exemption Claimed:  
a. Transfer Tax Exemption, per 375.080, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

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

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 and NRS 375.110, that if a 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 suspension, 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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Allen D Forsyth Capacity: Seller  
Signature: Alice M Forsyth Capacity: Seller

**SELLER (GRANTOR) INFORMATION (REQUIRED)**      **BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Allen D. Forsyth and Alice Forsyth      Print Name: Rami P. Asindraza and Chadle Asindraza  
Address: 38 Dammeron Valley Farms Drive      Address: 2974 Aruba Court  
City: Dammeron Valley      City: Las Vegas  
State: UT      Zip: 84783      State: NV      Zip: 89121

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: First American Title Company of Nevada      File Number: 152-2065526 MJSKW  
Address: 768 Aullman Street, P.O. Box 151048  
City: Ely      State: NV      Zip: 89315

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) 011-200-25  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property**

a)  Vacant Land      b)  Single Fam. Res  
 c)  Condo/Townhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 i)  Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Document/Instrument 120543  
 Book 175 Page 259-261  
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**3. Total Value/Sales Price of Property:**

\$8,000.00  
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 Transfer Tax Value: \$8,000.00  
 Real Property Transfer Tax Due \$10.40

**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 375.050 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 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: \_\_\_\_\_  
 Signature: Audrey Williams

Capacity: \_\_\_\_\_  
 Capacity: Buyer escrow agent

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Allen D. Forsyth and Alice M. Forsyth, Trustees, or their successors in Trust as Trustees of the Allen and Alice Forsyth Trust

Print Name: Rami P. Asindraza and Chedia Asindraza

Address: 38 Dammeron Valley Farms Drive

Address: 2974 Anaba Court

City: Dammeron Valley

City: Las Vegas

State: UT Zip: 84783

State: NV Zip: 89121

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

Print Name: First American Title Company of Nevada File Number: 152-2065529 AU/SKW  
 Address: 768 Autumn Street, P.O. Box 151048  
 City: Ely State: NV Zip: 89315

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