

Lincoln County

19026684

APN 03-078-04

APN

APN

120553
FILED FOR RECORDING
AT THE REQUEST OF
Cow County Title

2003 JUL 24 PM 1 00

LINCOLN COUNTY RECORDER
FEE \$14.00
ISSUE DOC. ER B

FOR RECORDERS USE ONLY

TITLE OF
DOCUMENT GRANT, BARGAIN, SALE DEED

Lincoln County

A.P.N. / 03-078-04

R.P.T.T.S. 40.30
ESCROW NO. 19026684
Full Value

RECORDING REQUESTED BY:
COW COUNTY TITLE CO.
WHEN RECORDED MAIL TO:
MAIL TAX STATEMENTS TO:

TORREY KLOVER
2712 BRIENZA WAY
LAS VEGAS NV 89117

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That
RICHARD MILLICK, Trustee of THE OSCEOLA TRUST dated September
6, 1995

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to
TORREY E. KLOVER, a single man (whose address is 2712 Brienza
Way, Las Vegas, NV 89117)

and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of LINCOLN State of Nevada, bounded and described as follows:

Together with all and singular the tenements, hereditaments and appurtenances therunto belonging or in anywise
appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: July 08, 2003

THE OSCEOLA TRUST
dated September 6, 1995

BY: [Signature]
RICHARD MILLICK
Trustee

BY: _____

STATE OF Nevada
COUNTY OF Clark

This instrument was acknowledged before me on 7/11/03
by RICHARD MILLICK

Signature [Signature]
Notary Public



Lincoln County

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19026684

Being a portion of the East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., commonly known as House No. 5 in the Railroad Row, and more particularly described as follows:

COMMENCING at the center of said Section 8;
thence North along the East line of said (NW1/4),
596.40 feet;
thence west at right angles to said East line, 514.50
feet to the TRUE POINT OF BEGINNING;
thence north parallel with said east line, 54.04 feet;
thence west at right angles, 121.00 feet;
thence south 54.04 feet along a line parallel with
and distant east 24.50 feet, measured at right angles from the
west line of said (E1/2) of the (E1/2) of the (NW1/4);
thence east at right angles to said parallel line, 121.00 feet
to the TRUE POINT OF BEGINNING,

Except all mineral and all mineral right of every kind and character, now known to exist or hereafter discovered including without limiting on the generality of the foregoing, oil, gas, and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of said minerals by any means or methods suitable to the grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby conveyed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by the grantees, as reserved in the Deed from Los Angeles and Salt Lake Railroad, formerly San Pedro, Los Angeles and Salt Lake Railroad, recorded October 30, 1959 in Book "L-1" of Real Estate Deeds, page 115 as File No. 37013, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 03-078-04

175 216

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s):
a) 03-078-04
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: 140553
 Book: 175 Page: 314 316
 Date of Recording: July 21, 2003
 Notes: _____

- 2. Type of Property:
- a) _____ Vacant Land
- b) XX Single Family Res.
- c) _____ Condo/Townhouse
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg.
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) _____ Mobile Home
- i) Other: _____

3. Total Value/Sales Price of Property \$ 31,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 31,000.00
 Real Property Transfer Tax Due \$ 40.30

- 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 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: _____ Capacity: OWNER/TRUSTEE
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
 (required)
 Print Name: THE OSCEOLA TRUST
 Address: 281 E CHARBAGAL DR
 City/State/Zip: HEANDERSON, NV 89015

BUYER (GRANTEE) INFORMATION
 (required)
 Print Name: TORREY E. KLOVER
 Address: 2712 BRIENZA WAY
 City/State/Zip: LAS VEGAS, NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: COW COUNTY TITLE Escrow No.: 19026684
 Address: 363 Erie Main St.
 City/State/Zip: Toiyah, NV 89049

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

a) 03-078-04
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land b) XX Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	<u>120553</u>
Book:	<u>175</u> Page <u>314-316</u>
Date of Recording:	<u>July 24 2003</u>
Notes:	_____

3. Total Value/Sales Price of Property \$ 31,000.00
Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
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Signature: Torrey E. Klover Capacity: _____
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)
Print Name: THE OSCEOLA TRUST
Address: _____
City/State/Zip: _____

BUYER (GRANTEE) INFORMATION

(required)
Print Name: TORREY E. KLOVER
Address: 2712 BRIENZA WAY
City/State/Zip: LAS VEGAS, NV 89117

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: CON COUNTY TITLE Escrow No.: 19026684
Address: 363 Erie Main St.
City/State/Zip: Tonopah, NV 89049