

120788

File No: 152-2051439 (MJ)
A.P.N.: 008-076-04
When Recorded, Mail Tax Statements To:
Bill Osterle
P. O. Box 1066
Caliente, NV 89008

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2003 AUG 27 PM 3 41

LINCOLN COUNTY RECORDED
FEE 15.00 PAGES 3 SEP 18
LESLIE BOUCHER

R.P.T.T.: \$78.00

GRANT, BARGAIN and SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marvin J. Richardson and Ruth A. Richardson, husband and wife

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

Bill Osterle and Shirlee Hansen, 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:

Lots Eight (8), Nine (9), Ten (10) and Eleven (11) in Block Five (5) of the City of Caliente as shown by map thereof on file 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.

Lincoln County

A.P.M.


Grant, Bargain and Sale Deed -
continued

File No.: 152-2051439 (10)

Date: 3-7-03



Marvin J. Richardson



Ruth A. Richardson

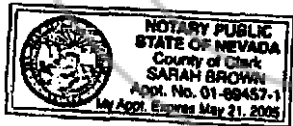
STATE OF NEVADA)

: ss.

COUNTY OF CLARK)

This instrument was acknowledged before me on
3-7-03 by
Marvin J. Richardson and Ruth A. Richardson.


Notary Public
(My commission expires: 5-21-05)



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 003-070-04
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # 120788
Book: 177 Page: 105-106
Date of Recording: Aug. 27, 2003
Notes: _____

3. Total Value/Sales Price of Property: \$60,000.00
Deed in Lieu of Foreclosure Only (value of property) (\$0)
Transfer Tax Value: \$60,000.00
Real Property Transfer Tax Due: \$78.00

4. 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 375.080 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 allowance 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 7% per month. Pursuant to NRS 375.036, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Seller
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marvin J. Richardson and Ruth A.
Address: 4470 Vegas Valley Dr., #8
City: Las Vegas
State: NV Zip: 89121

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bill Oestarte and Shirley Hansen
Address: P. O. Box 1068
City: Celente
State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 162-2051439 MJ/MJ
Address: 768 Autumn Street, Ely, NV 89301, P.O. Box
City: Ely State: NV Zip: 89315

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

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 003-076-04
b) _____
c) _____
d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument # 120788
Book 177 Page: 105-106
Date of Recording: Aug. 27, 2003
Notes: _____

3. Total Value/Sales Price of Property: \$80,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$0)

Transfer Tax Value: \$80,000.00

Real Property Transfer Tax Due \$78.00

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

Signature: _____
Capacity: _____

Signature: [Signature]
Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Marvin J. Richardson and Ruth A. Richardson
Address: 4470 Vegas Valley Dr., #8
City: Las Vegas
State: NV Zip: 89121

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bill Oesterle and Shirlee Hansen
Address: P. O. Box 1006
City: Calliente
State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2051439 M/J/MJ
Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151048
City: Ely State: NV Zip: 89315

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