

121412

FILED FOR RECORDING
AT THE REQUEST OF

A.P. No. 013-041-28
Escrow No. 152-2108087-MJ/BP
R.P.T.T. \$0.00

First American Title
2003 NOV 26 PM 3 20

LINCOLN COUNTY RECORDER
FEE \$ 1500 MAP # 29.25 48
LEASER 3000127 48

WHEN RECORDED MAIL TO:
Scott J. Oldham and Toni M. Sutton
301 McHenry Street
Las Vegas, NV 89144

MAIL TAX STATEMENT TO:
Scott J. Oldham and Toni M. Sutton
301 McHenry Street
Las Vegas, NV 89144

GRANT, BARGAIN and SALE DEED

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

Toni Sutton, a single woman

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

Toni M. Sutton, a single woman, and Scott J. Oldham, a single man, as joint tenants with full right of survivorship

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

LOT 48, OF HIGHLAND KNOLLS SUBDIVISION, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON AUGUST 9, 1972, AS FILE NO. 51895.

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: 11/21/2003

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-041-28
- 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'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument	<u>121412</u>
Book	<u>180</u> Page: <u>384.385</u>
Date of	<u>Nov. 26 2003</u>
Notes	_____

3. Total Value/Sales Price of Property:

\$7500.00

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

Transfer Tax Value: \$7500.00

Real Property Transfer Tax Due \$29.25

4. **if Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest. Percentage being transferred: 50 %

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: Toni M. Sutton Capacity: _____
 Signature: Scott J. Oldham Capacity: _____

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

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

Print Name: Toni Sutton
 Address: 301 McHenry Street
 City: Las Vegas
 State: NV Zip: 89144

Print Name: Scott J. Oldham and Toni M. Sutton
 Address: 301 McHenry Street
 City: Las Vegas
 State: NV Zip: 89144

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

Print Name: First American Title Company of Nevada File Number: 152-2108087 MJ/MJ
 Address: 768 Aultman Street, P.O. Box 151048
 City: Ely State: NV Zip: 89315

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