

122124

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 APR 13 PM 1 50

LINCOLN COUNTY RECORDER
FEE 15⁰⁰ 134.35
LESLIE BROWN

A.P.N.: 011-180-13
File No: 152-2130953 (MJ)
R.P.T.T.: \$134.55

When Recorded, Mail Tax Statements To:
Burt Rudder and Wendy Rudder
P.O. Box 534
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Mary Peterson, also known as Mary E. Peterson, an unmarried woman

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

Burt Rudder and Wendy Rudder, 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 C of Parcel Map for Leland and Connie Nelson recorded December 8, 1980 in Plat Book A, page 170A as file No. 70378 in the Office of the County Recorder of Lincoln County, Nevada, located in a portion of the NE1/4 SE1/4 of Section 30, Township 6 South, Range 61 East, M.D.B.&M.

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.

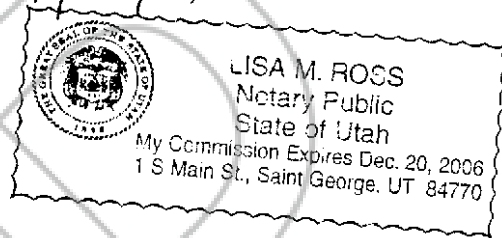
Date: 03/26/2004

Mary E. Peterson
Mary E. Peterson

STATE OF **UTAH**)
COUNTY OF Washington) : ss.

This instrument was acknowledged before me on 04/06/04 by **Mary E. Peterson.**

Lisa M. Ross
Notary Public
(My commission expires: 12/20/2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 26, 2004** under Escrow No. **152-2130953**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-180-13
- 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>122124</u>
Book	<u>185</u> Page: <u>124</u>
Date of	<u>April 13, 2004</u>
Notes	_____

3. Total Value/Sales Price of Property: _____

\$34,500.00

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

Transfer Tax Value: _____

\$34,500.00

Real Property Transfer Tax Due _____

\$134.55

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 375.060 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: Mary E. Peterson Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Mary E. Peterson
 Address: 282 North 100 East
 City: St. George
 State: UT Zip: 84770

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Burt Rudder and Wendy Rudder
 Address: P.O. Box 534
 City: Alamo
 State: NV Zip: 89001

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

Print Name: First American Title Company of Nevada File Number: 152-2130953 MJ/SKW
 Address: 768 Aultman Street, P.O. Box 151048
 City: Ely State: NV Zip: 89315

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

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DECLARATION OF VALUE**

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| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

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Signature: _____
 Signature: *Mary E. Peterson*

Capacity: _____
 Capacity: *Buyer*

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(REQUIRED)**

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

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 City: St. George
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