

ASSESSOR'S PARCEL NUMBER: 003-181-18

FILED FOR RECORDING  
AT THE REQUEST OF

Recording requested by:

*Buyer: JOHN GARRISON*

*John Garrison*

2004 APR 23 10 2 20

and when recorded, please return this deed and tax statements to:

*P.O. Box 773531  
STEAMBOAT SPRINGS, CO 80477*

LESLIE KAREN McMAHON  
FEE 14.00  
For recorder's use only

QUITCLAIM DEED

The undersigned declare that the documentary transfer tax is \$ \_\_\_\_\_.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged *[Signature]* ("Grantor"), hereby grants such interest as Grantor may have to: *[Signature]* ("Beneficiary") in the following real property located in the County of Lincoln, and State of Nevada, and more certainly described as follows (Legal Description of Property):

The Easterly 20 feet of lot twenty (20) in Block numbered Nine (9) in the City of Caliente, County of Lincoln, State of Nevada, including the building thereon, all improvements, storefront and apartment. This property is known as *The Intellectual Cowboy Bookstore*.

APN 03-181-18  
Store Inventory  
Store Fixtures  
All goodwill and the name: *The Intellectual Cowboy*.

Assessor's Parcel Number: APN 003-181-18

The Beneficiary and any Successor(s) shall have full right to sell or encumber the property described herein.

*4-20-2004*  
Dated

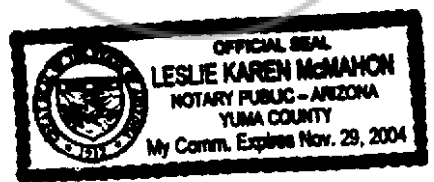
*[Signature]*  
Signature of Grantor

*[Signature]*  
*[Signature]*

*Ac. 2004*  
STATE OF NEVADA )  
COUNTY OF *Yuma* )  
Lincoln )

On April 20 before me, the undersigned, a Notary Public in and for said County and State, personally appeared *Cathy and Larry Wessbeck* known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same. WITNESS my hand and official seal.

*[Signature]*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)  
 a) 003-181-18  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**FOR RECORDERS USE ONLY**  
 Documentation Reviewed by: 122189  
 Type of Documentation: \_\_\_\_\_  
 Assessor's Tag: \_\_\_\_\_  
 Recording Deputy: \_\_\_\_\_

2. Type of Property:  
 a)G Vacant Land      b)G Single Fam. Res.  
 c)G Condo/Twnhse    d)G 2-4 Plex  
 e)G Apt. Bldg.        f)G Comm'l/Ind'l  
 g)G Agricultural     h)G Mobile Home  
 i)G Other Commercial Storefront and attached apartment

3. Total Value/Sales Price of Property      \$ \$70,000

Deduct Assumed Liens and/or Encumbrances ( None )  
 (Recording information on assumed amounts: Book/Instrument #   /  )

4. Taxable Value (per NRS 375.010, Section 2):      \$ \$5997  
 Real Property Transfer Tax Due                      \$ ~~22~~ N/A

**If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_/NAC, Section \_\_\_  
 b. Explain Reason for Exemption: DEED GOING FROM PARENTS TO CHILD

**CONVEYANCE TO FAMILY TRUST WITHOUT CONSIDERATION OR DECLARATION**

Note: the conveyance tax is \$1.25 per \$500 of the appraised value of the property unless an exemption applies. Normal exemptions are transfers between spouses, a living trust and between a corporation and its subsidiary.

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

The undersigned Seller (Grantor)/Buyer (Grantee), 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 parties agree that 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Seller Signature: Larry L. Wissbeck

Buyer Signature: John Garrison

Print Name: Larry L. Wissbeck

Print Name: John Garrison

Seller Signature: Cathy M. Wissbeck

Print Name: Cathy M. Wissbeck

Address: 1334 South Avenue B \$50E  
 City: Yuma  
 State: Arizona                      Zip: 85364

Address: Post Office Box 773531  
 City: Steamboat Springs  
 State: Colorado                      Zip: 80487

Telephone: (928) 782 1502

Telephone: ( 970) 871 6819

Capacity: \_\_\_\_\_

Capacity: \_\_\_\_\_

**COMPANY REQUESTING RECORDING**