

1 2 2 3 6 4

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 MAY 19 PM 12 18

LINCOLN COUNTY RECORDER
FEE \$15.00 DEP
LESLIE BOUCHER LB

A.P.N.: 001-092-13
File No: 152-2134961 (MJ)
R.P.T.T.: \$Exempt 375.090.8

When Recorded, Mail Tax Statements To:
Marsh, James R.
P. O. Box 42156
Las Vegas, NV. 89116

GRANT, BARGAIN and SALE DEED

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

James R. Marsh, an unmarried man

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

Russell Road Corporation, a Nevada corporation

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


All of Lot Thirty-two (32) and the adjoining Southerly 20 feet of Lot Thirty-one (31) in Block Thirty (30) of the Town of Pioche as shown by map thereof on file in the Office of the County Recorder, 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.
3. Also subject to that certain "Buy Back" option granted to Shirley Scott in that certain deed recorded concurrently herewith wherein the option expires one (1) year from the date of recording hereof.

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.

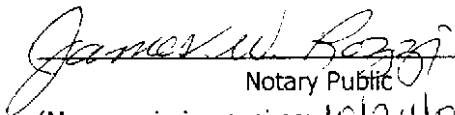
Date: 05/03/2004



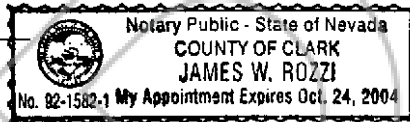
James R. Marsh

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF **CLARK**)

This instrument was acknowledged before me on May 5, 2004 by **James R. Marsh.**



Notary Public
(My commission expires: 10/24/04)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 03, 2004** under Escrow No. **152-2134961**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-092-13
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument # 122364
 Book 186 Page: 341
 Date of Recording: May 19, 2004
 Notes: _____

3. Total Value/Sales Price of Property: \$100,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$100,000.00
 Real Property Transfer Tax Due \$390.00

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 375.060 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: _____
 Signature: _____ Capacity: _____

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

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

Print Name: Shirley Scott
 Address: P.O. Box 814
 City: Pioche
 State: NV Zip: 89043

Print Name: James R. Marsh
 Address: P.O. Box 42156
 City: Las Vegas
 State: NV Zip: 89116

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

Print Name: First American Title Company of Nevada File Number: 152-2134961 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 423018
 City: Ely State: NV Zip: 89315

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

Reproduced by First American Title Insurance Rev10/2001

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-092-13
 b) _____
 c) _____
 d) _____

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|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input checked="" 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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Book	<u>186</u> Page: <u>341</u>
Date of Recording:	<u>May 19, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$100,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$100,000.00
 Real Property Transfer Tax Due \$Exempt

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 8
 b. Explain reason for exemption: Grantor owns 100% of Corporation/Grantee

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: [Signature] Capacity: Escrow Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James R. Marsh
 Address: P. O. Box 42156
 City: Las Vegas
 State: NV Zip: 89116

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Russell Road Corporation
 Address: P. O. Box 42156
 City: Las Vegas
 State: NV Zip: 89116

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

Print Name: First American Title Company of Nevada File Number: 152-2134961 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151049
 City: Ely State: NV Zip: 89315