

122370

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2004 MAY 20 PM 2 17

LINCOLN COUNTY RECORDED  
FEE 15<sup>00</sup> DEPT 15  
LESLIE BOUWER

A.P.N.: 003-161-12  
File No: 152-2131279 (MJ)  
R.P.T.T.: \$97.50

When Recorded, Mail Tax Statements To:  
R. William Katschke, Jr. and Deborah O. Katschke  
P.O. Box 676  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
aka S. T. Culverwell  
Steven T. Culverwell/and Karen A. Culverwell, husband and wife

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

R. William Katschke, Jr. and Deborah O. Katschke, 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:

**That portion of the Southwest Quarter (SW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B. and M., Lincoln County, Nevada, described as follows:**

**Parcel 2B-2 of Parcel Map for Steven T. and Karen Culverwell as shown upon map thereof recorded September 15, 2003 in Plat Book C, Page 6, as file 120908.**

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: 04/12/2004

Steven T. Culverwell

Steven T. Culverwell

Karen A. Culverwell

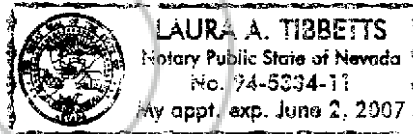
Karen A. Culverwell

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

This instrument was acknowledged before me on April 29, 2004 by **Steven T. Culverwell and Karen A. Culverwell.**

Laura A. Tibbetts  
Notary Public

(My commission expires:  
6/2/07)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 12, 2004** under Escrow No. **152-2131279**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-161-12  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |   |
|--|---|
| a) <input checked="" 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 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	<u>122370</u>
Book	<u>186</u> Page: <u>390</u>
Date of	<u>May 20, 2004</u>
Notes	_____

3. Total Value/Sales Price of Property: \$25,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$25,000.00  
 Real Property Transfer Tax Due \$97.50

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: Deborah O. Katschke Capacity: \_\_\_\_\_  
 Signature: R. William Katschke, Jr. Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Steven T. Culverwell and Karen A. Culverwell  
 Address: P.O. Box 231  
 City: Caliente  
 State: NV Zip: 89008

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: R. William Katschke, Jr. and Deborah O. Katschke  
 Address: P.O. Box 676  
 City: Caliente  
 State: NV Zip: 89008

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: First American Title Company of Nevada File Number: 152-2131279 MJ/SKW  
 Address: 768 Aultman Street, P.O. Box 151048  
 City: Ely State: NV Zip: 89315

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Signature: ✓ Stalverwell Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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