

122417

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 JUN 2 PM 3 01

LINCOLN COUNTY RECORDED
FEE 15th DEPT 319.80
LESLIE BOUCHER

A.P.N.: 002-152-15
File No: 152-2138150 (MJ)
R.P.T.T.: \$319.80

When Recorded, Mail Tax Statements To:
Coal Creek Company Limited Partnership
2920 N. Green Valley Parkway, Suite 424
Henderson, NV 89014

GRANT, BARGAIN and SALE DEED

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

Coal Creek Company Limited Partnership, a Nevada Limited Partnership

do(es) hereby GRANT, BARGAIN and SELL to

Coal Creek Company Limited Partnership, a Nevada Limited Partnership and Greg T. Walker and Angela B. Walker, husband and wife, all as Joint Tenants

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

The Southeast Quarter (SE1/4) of Lot 4, Block 35, Town of Panaca, as shown upon map thereof in the Recorder's Office, Lincoln County, Nevada, described as follows:

Beginning at the Southeast corner of said Lot 4; thence North along the East side of said Lot 4, 132 feet; thence at right angles West 132 feet; thence South 132 feet to the South boundary of said Lot 4; thence East 132 feet to the point of beginning.

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: May 27, 2004

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Coal Creek Company Limited Partnership

Joseph L. Bowler
Joseph L. Bowler

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

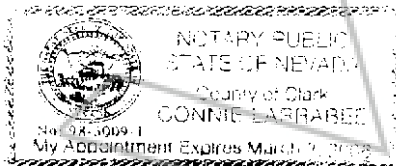
This instrument was acknowledged before me on
May 28, 2004 by

Joseph L. Bowler

Connie Larrabee

Notary Public

(My commission expires:
3/3/06)



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-152-15
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" 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>122417</u>
Book	<u>187</u> Page: <u>54</u>
Date of Recording:	<u>June 2, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$82,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$82,000.00
 Real Property Transfer Tax Due \$319.80

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: *Joseph J. Bowler* Capacity: Seller
 Signature: *Debra Sturtevant* Capacity: Escrow Agent

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

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

Print Name: <u>Coal Creek Company Limited Partnership</u>	Print Name: <u>Greg T. Walker and Angela B. Walker</u>
Address: <u>2920 N. Green Valley Pkwy, Ste 424</u>	Address: <u>P.O. Box 265</u>
City: <u>Henderson</u>	City: <u>Panaca</u>
State: <u>NV</u> Zip: <u>89014</u>	State: <u>NV</u> Zip: <u>89042</u>

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

Print Name: First American Title Company of Nevada File Number: 152-2138150 MJ/DSP
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 454048
 City: Ely State: NV Zip: 89315

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

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