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APN NO. 001-103-16

FILED FOR RECORDING  
AT THE REQUEST OF

RECORDING REQUESTED BY  
AND RETURN TO:

Vaughan + Hull, LTD  
2004 JUN 18 PM 4 54

Vaughan & Hull, Ltd.  
530 Idaho Street  
Elko, NV 89801

LINCOLN COUNTY RECORDER  
FEE \$15.00 DEP  
LESLIE BOUCHER LB

**GRANT, BARGAIN and SALE DEED**

**THIS INDENTURE**, made this \_\_\_\_ day of June, 2004, between CHRISTY SOMERS, a widow, the First Party, and her children, being JACKIE CANEPA, who resides at 2850 N. El Dorado Avenue, Lake Havasu, AZ 86403, JANICE JOHANSON, who resides at 1644 Clayton St., Salt Lake City, UT 84104, RAYMOND SOMERS, who resides at 3004 Island View Ct., Las Vegas, NV 89117, LOUIS SOMERS, who resides at 3004 Island View Ct., Las Vegas, NV 89117, RALPH SOMERS, who resides at 3234 Bronze Leaf St., Las Vegas, NV 89135, and JUDY BRADSHAW who resides at P.O. Box 881, 130 W. Bush St., Carlin, Nevada 89822, Second Parties.

**WITNESSETH:**

That First Party, in consideration of her love and affection for her children, does by these presents, GRANT, BARGAIN and SELL unto the Second Parties as joint tenants with right of survivorship and not as tenants in common, and to their heirs, successors and assigns of the survivor forever, all those certain parcels of land situate in the Town of Pioche, County of Lincoln, State of Nevada, bounded and described as follows:

Lots 41, 42, 43 and 44 in Block 19, in said Town of Pioche, as said lots and block are delineated on the official plat of said town, now on file and of record in the office of the County Recorder of said Lincoln County, and to which said plat and the records thereof reference is hereby made for further particular description.

Together with any and all buildings and improvements situate thereon and the contents therein.

Together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof.

VAUGHAN & HULL, LTD.  
ATTORNEYS AND COUNSELORS  
LAW OFFICE CENTER  
530 IDAHO STREET  
P. O. BOX 1420  
ELKO, NV 89803

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TO HAVE AND TO HOLD upon my death, all and singular the said premises together with the appurtenances unto the said Second Parties, and to their heirs, successors and assigns of the survivors, forever.

This Deed is made pursuant and subject to NRS 111.109 as in effect on the date hereof, and the conditions on this Deed and conveyance are:

1. Title shall not pass to the Second Parties until the death of the First Party;
2. First Party reserves the right to sell, lease, occupy or use the real property for security during her lifetime, and the conveyance to Second Parties shall be subject to liens on the property in existence on the date of the death of First Party;
3. Should First Party transfer her interest in the real property to another person during her lifetime this Deed will automatically by law be void; and
4. The provisions of Nevada Revised Statutes must not be construed to limit the recovery of benefits paid for Medicaid.

IN WITNESS WHEREOF, the said First Party has hereunto set her hand the day and year first above written.

*Christy Somers*  
CHRISTY SOMERS

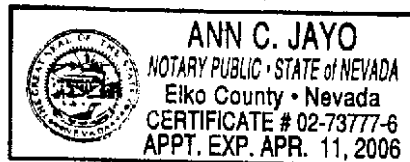
STATE OF NEVADA )  
                                  ) : SS.  
COUNTY OF ELKO )

This instrument was acknowledged before me on the 14<sup>th</sup> day of June, 2004, by CHRISTY SOMERS, a widow.

*Ann C. Jayo*  
NOTARY PUBLIC

MAIL TAX STATEMENT TO:

Christy Somers  
P.O. Box 281  
Pioche, NV 89403



VAUGHAN & HULL, LTD.  
ATTORNEYS AND COUNSELORS  
LAW OFFICE CENTER  
530 IDAHO STREET  
P. O. BOX 1420  
ELKO, NV 89803

# State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>122528</u>
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Date of Recording:	<u>June 18, 2004</u>
Notes:	

**1. Assessor Parcel Number(s)**

- a) 001-103-16
- 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 \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-  
 (Tax is computed at \$1.95 per \$500 value)

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: Deed is from owner to her children who are within the first degree of consanguinity.

5. Partial Interest: Percentage being transferred: 100%, upon death of Grantor pursuant to NRS 111.109.

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 *Robert O. Vaughan*  
 Signature *Robert O. Vaughan*

Capacity Attorney for Grantor  
 Capacity Attorney for Grantees

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

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

Print Name: ROBERT O. VAUGHAN  
 Address: 530 Idaho Street, PO Box 1420  
 City: Elko  
 State: Nevada 89803

Print Name: ROBERT O. VAUGHAN  
 Address: 530 Idaho Street, PO Box 1420  
 City: Elko  
 State: Nevada 89803

**COMPANY REQUESTING RECORDING**  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Robert O. Vaughan Escrow # n/a  
 Address: 530 Idaho Street, PO Box 1420  
 City: Elko State: NV Zip: 89803

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)