

122573

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 JUN 29 PM 3 48

LINCOLN COUNTY RECORDED
FEE \$15.00 NPT DEP
10340
LESLIE BOJCHER AB

A.P.N.: 001-201-40 and 001-201-44
File No: 105-2145594 (KLK)
R.P.T.T.: \$62.40

When Recorded, Mail Tax Statements To:
Gerald A Klein and Louise Klein
4008 Arrowood Dr
Las Vegas, NV 89147

GRANT, BARGAIN and SALE DEED

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

W. L. Nickell and Gloria Nickell, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Gerald A Klein and Louise Klein, husband and wife as joint tenants

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

**THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15,
TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.M., TOWN OF PIOCHE, LINCOLN
COUNTY, NEVADA.**

**PARCEL 11 AS SHOWN BY PARCEL MAP FOR BRUCE CONDIE, JAMES E. WILKIN, JOHN
T. CONDIE AND MARA CONDIE RECORDED JULY 21, 1998 IN BOOK 5, PAGE 138, AS
DOCUMENT NO. 111321, 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.

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.

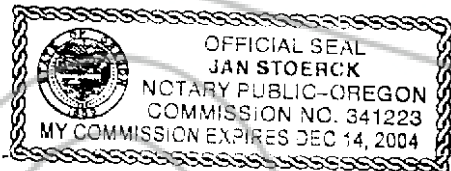
Date: 06/21/2004

W. L. Nickell
W. L. Nickell

Gloria Nickell
Gloria Nickell

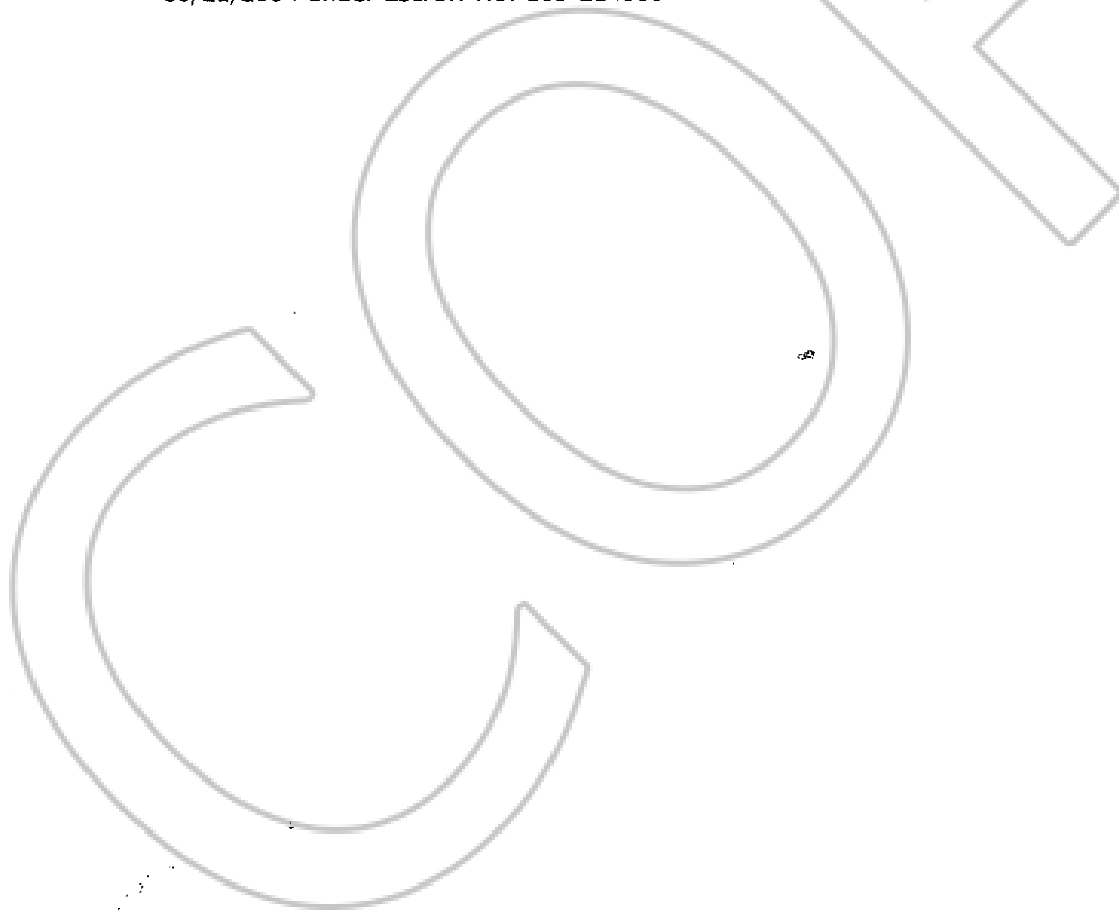
STATE OF ~~NEVADA~~)
 OREGON) : ss.
COUNTY OF LANE)

This instrument was acknowledged before me on
6/24/04 by
W. L. Nickell and Gloria Nickell.



Jan Stoerck
Notary Public
(My commission expires: 12/14/04)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/21/2004 under Escrow No. 105-2145594



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-201-40 _____
- 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$16,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$16,000.00
 Real Property Transfer Tax Due \$62.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Gerald A. Klein

Capacity: BUYER

Signature: _____

Capacity: _____

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

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

Print Name: W. L. Nickell and Gloria Nickell
 Address: 87864 LIMBIT LN
 City: FLORENCE
 State: OR Zip: 97439

Print Name: Gerald A Klein and Louise Klein
 Address: Vacant Land 4008 ARROWOOD DR
 City: ~~Pioche~~ LV
 State: NV Zip: 89147

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

Print Name: First American Title Company of Nevada File Number: 105-2145594 KLK/KSM
 Address: 4455 S. Jones Boulevard, Suite 1
 City: Las Vegas State: NV Zip: 89103

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

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Signature: [Handwritten Signature] Capacity: SELLER
 Signature: [Handwritten Signature] Capacity: _____

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(REQUIRED)**

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

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