

122595

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 JUL 6 PM 2 29

LINCOLN COUNTY RECORDER
FEB \$1500 APR \$1500 DEP
LESLIE BOUCHER LB

A.P.N.: Portion of 001-331-03
File No: 152-2143667 (MJ)
R.P.T.T.: \$156.00

When Recorded, Mail Tax Statements To:
P. R. McManus and Concetta McManus
8976 Dove Cove Drive
Las Vegas, NV 89129

GRANT, BARGAIN and SALE DEED

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

James Vincent, an unmarried man

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

P. R. McManus and Concetta McManus, 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 Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 North, Range 67 East, M. D. B. and M., Lincoln County, Nevada described as follows:

Parcel 5, as shown upon Subsequent Parcel Map for Jim Vincent recorded November 17, 2003 in Plat Book C, Page 17, as File 121255.

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: 05/26/2004

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Portion of 001-331-03 _____
- 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 #	122595
Book	188 Page: 120
Date of Recording:	July 6, 2004
Notes:	_____

3. Total Value/Sales Price of Property: _____

\$40,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____

\$40,000.00

Real Property Transfer Tax Due _____

\$156.00

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: James Vincent Capacity: Owner
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James Vincent
 Address: 34 Emerald Dunes Circle
 City: Henderson
 State: NV Zip: 89052

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: P. R. McManus and Concetta McManus
 Address: 8976 Dove Cove Drive
 City: Las Vegas
 State: NV Zip: 89129

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

Print Name: First American Title Company of Nevada File Number: 152-2143667 MJ/SKW
 Address: 768 Aultman Street, P.O. Box 151048
 City: Ely State: NV Zip: 89315

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

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Signature: _____ Capacity: _____
 Signature: Concetta McManus Capacity: _____

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(REQUIRED)**

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