

122758

FILED FOR RECORDING
AT THE REQUEST OF

Orlando A. Sandoval

2004 AUG 2 AM 11 49

LINCOLN COUNTY RECORDER
FEE 150 ²⁰⁰⁴ 30 SEP 10
LESLIE BOUCHER

Grant, Bargain, Sale Deed

COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That P. Douglas Sims and Jean E. Thomas-Sims, Co trustees of the "Thomas Sims 1992 Trust" dated March 23, 1992.

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby **Grant, Bargain, and Sell and Convey to Orlando A. Sandoval and Debra S. Sandoval**, husband and wife all that real property situated in the Town of Pioche, County of Lincoln, State of Nevada, bounded and described as follows

ALL OF LOTS NUMBERED TWENTY THREE (23) and SEVENTY (70); THE EAST ONE-HALF OF LOTS NUMBERED TWENTY FOUR (24) and SIXTY-NINE (69) AND THE WEST ONE-HALF OF LOTS NUMBERED TWENTY TWO (22) and SEVENTY ONE (71): ALL in BLOCK numbered TWENTY THREE (23) in the Town of **PIOCHE, LINCOLN COUNTY, NEVADA**, AS SAID LOTS AND BLOCK ARE PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID TOWN OF PIOCHE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTIONS. Together with any and all buildings and improvements situate thereon. Reference: (Book 104, Page 145) and (Book 108, Page 239 and 240); (APN 1-122-26) (APN 1-122-08) (District 1)

Sale Subject to: 1. Covenants, Conditions, Restrictions, Reservations, Rights of way and Easements now of record. 2. Payment of all property taxes due at date of sale.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Witness our hands this 2nd day of August, 2004

P. Douglas Sims, trustee by Jean E. Thomas, Trust
P. Douglas Sims, Co Trustee
Jean E. Thomas-Sims, trustee
Jean E. Thomas-Sims, Co Trustee

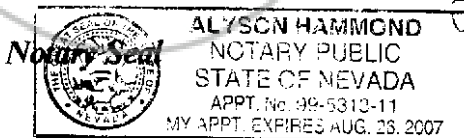
NOTARY

State of Nevada

County of Lincoln

On 2 August 2004 (date), Before me, a Notary Public, personally appeared Jean E Thomas-Sims personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he/she or they) executed it.

Signature Alyson Hammond



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 001-122-26
- b) 001-122-08
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- c) Condo/Townhouse
- e) Apartment Building
- g) Agriculture
- i) other _____
- b) Single Family Res.
- d) 2-4 Plex
- f) Commercial /Ind'l
- h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>122758</u>
Book: <u>189</u>	Page: <u>218</u>
Date of Recording: <u>Aug. 2, 2004</u>	
Notes: _____	

3. Total Value / Sales Price of Property

\$ 67,000.⁰⁰
 \$ _____
 \$ _____
 \$ 261.30

Deed In Lieu Only (value of forgiven debt)

Taxable Value

Real Property Transfer Tax Due:

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 parties agree that 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name Sims, Douglas & Thomas Trust
 Address P.O. Box 177
 City Pioche
 State NV Zip 89043

Print Name Orlando Sandoval
 Address 805 Seclusion Cir.
 City Henderson
 State NEVADA Zip 89014

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name _____ Esc. # _____
 Address _____
 City _____ State: _____ Zip _____

(As a public record, this form may be recorded / microfilmed)