

122832

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 AUG 13 AM 11 59

LINCOLN COUNTY RECORDER
FEE \$15.00
LESLIE BOUCHER

A.P.N.: 001-031-10 & 001-031-07 and 001-201-08
File No: 152-2149082 (MJ)
R.P.T.T.: \$Exempt 375.090.3

When Recorded Mail To: and Mail Tax Statements To:
Connie A. Simkins &
James Gordon Cole
P. O. Box 333
Panaca, NV. 89042

GRANT, BARGAIN and SALE DEED

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

Lillian Kelley, a widow

do(es) hereby GRANT, BARGAIN and SELL to

Connie A. Simkins, a married woman as her sole and separate property and James Gordon Cole, a married man as his sole and separate property

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

That portion of Lot 2 shown as Transfer Area 1 on Record of Survey Boundary Line Adjustment Map recorded June 22, 2004 in Plat Book C, page 57 as File No. 122531 and Amended Record of Survey Boundary Line Adjustment recorded July 16, 2004 in Plat Book C, page 67 as File No. 122665 and Certificate of Amendment thereto recorded August 4, 2004 in Book C, page 71, as File No. 122773 in the Office of the County Recorder, Lincoln County, Nevada, more particularly described as follows:

Beginning at the Northeast Corner of Parcel 1 of Parcel Map Merger and Re-Subdivision Map recorded December 15, 2003 in Plat Book C, page 21 as File No. 121498;
Thence South 32°10'13" West, a distance of 67.06 feet;
Thence North 89°53'06" West, a distance of 2.59 feet;
Thence North 34°00'36" East, a distance of 68.54 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.

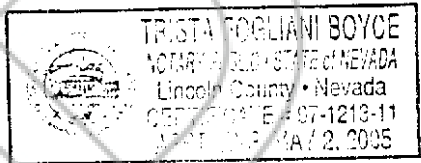
Date: 07/27/2004

Lillian B. Kelley
Lillian Kelley

STATE OF NEVADA)
: ss.
COUNTY OF LINCOLN)

This instrument was acknowledged before me on 08-05-04 by Lillian Kelley.

Trista Fogliani Boyce
Notary Public
(My commission expires: 05-02-05)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 27, 2004 under Escrow No. 152-2149082.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-031-10 & 001-031-07 and 001-201-08
- 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 #	122832
Book	189 Page: 457
Date of Recording:	Aug. 13, 2004
Notes:	_____

3. Total Value/Sales Price of Property:

\$0.00

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

Transfer Tax Value: \$0.00

Real Property Transfer Tax Due SExempt

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 3
- b. Explain reason for exemption: To show true ownership

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: Connie A. Cole, James Gordon Cole Capacity: Buyer
 Signature: Lillian B. Kelley Capacity: Seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Lillian Kelley
 Address: Post Office Box 284
 City: Pioche
 State: Nevada Zip: 89043

Print Name: Connie A. Cole and James Gordon Cole
 Address: P. O. Box 333
 City: Panaca
 State: NV Zip: 89042

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

Print Name: First American Title Company of Nevada File Number: 152-2149082 MJ/DSP
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 451049
 City: Ely State: NV Zip: 89315

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