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FILED FOR RECORDING  
AT THE REQUEST OF

A.P.N.: 001-031-13 & 001-201-08  
File No: 152-2149082 (MJ)  
R.P.T.T.: \$292.50

First American Title

2004 AUG 13 PM 12 00

LINCOLN COUNTY RECORDER  
FEE \$15.00 292.50 DEP  
LESLIE BOUCHER LB

When Recorded Mail To: and Mail Tax Statements To:  
Robert Selland and Susan Selland  
P. O. Box 445  
Pioche, NV. 89043

**GRANT, BARGAIN and SALE DEED**

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

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

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

Robert Selland and Susan Selland, husband and wife

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

**That portion of the Southeast Quarter (SE1/4) of Section 15 and the Northeast Quarter (NE1/4) of Section 22 and Lots 17 thru 23, Town of Pioche, all in Township 1 North, Range 67 East, M.D.B. and M. more particularly described as follows:**

**Parcel 1 of Parcel Map Merger and Re-Subdivision for Connie A Simkin and James Gordon Cole recorded December 15, 2003 in Plat Book C, page 21 as File No. 121498, further amended and shown as Lot 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.**

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

Connie A. Simkins  
Connie A. Simkins

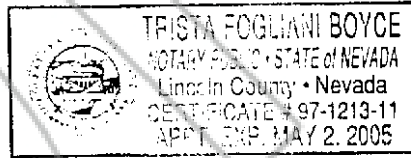
James Gordon Cole  
James Gordon Cole

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **LINCOLN** )

This instrument was acknowledged before me on 08-05-04 by **Connie A. Simkins**.

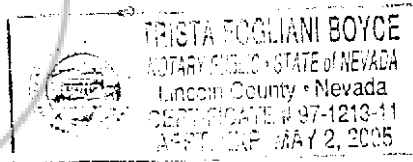
Trista Fogliani Boyce  
Notary Public  
(My commission expires: 05-02-05)

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **LINCOLN** )



This instrument was acknowledged before me on 08-05-04 by **James Gordon Cole**.

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) 001-031-13
- b) 001-201-08
- 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 #	<u>122834</u>
Book	<u>189</u> Page: <u>463</u>
Date of Recording:	<u>Aug. 13, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$75,000.00

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

Transfer Tax Value: \$75,000.00

Real Property Transfer Tax Due \$292.50

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: Connie A. Simkins & James Gordon Cole Capacity: Seller  
 Signature: Robert Selland & Susan Selland Capacity: Buyer

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

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

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

Print Name: Robert Selland and Susan Selland  
 Address: P. O. Box 445  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2149082 MJ/MJ  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 154049  
 City: Ely State: NV Zip: 89315

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