

122845

A.P.N.: 003-078-14
File No: 152-2146137 (MJ)
R.P.T.T.: \$118.95

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 AUG 16 PM 2 50

LINCOLN COUNTY RECORDER
FEE 15 STATE DEP TID
LESLIE BOUCHER

When Recorded, Mail Tax Statements To:
James Potts
P.O. Box 692
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Douglas James Merkler and Lois Fay Merkler, husband and wife

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

James Potts, a single man

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

That certain parcel of land, situate in the City of Caliente, Nevada, being that portion of the East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., more particularly described as follows:

**Beginning at the center of said Section 8, thence North along the East line of said Northwest Quarter (NW1/4) 1191.37 feet;
Thence West at right angles to said East line, 514.50 feet to the True Point of Beginning;
Thence North, parallel with said East line 54.13 feet;
Thence West at right angles 121.00 feet;
Thence South 54.13 feet along a line parallel with and distant East 24.50 feet measured at right angles from the West line of said East Half (E1/2) of the East Half (E1/2) of the Northwest Quarter (NW1/4);
Thence East at right angles to said parallel line, 121.00 feet to the True Point of Beginning, and being known as House No. 16 in Railroad Row in the City of Caliente, Nevada.**

The above metes and bounds legal description previously appeared of record in document recorded June 22, 1988 in Book 80, page 307 as Document No. 89041 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: 06/16/2004

Douglas James Merkler
 Douglas James Merkler

Lois Fay Merkler
 Lois Fay Merkler

STATE OF Nevada)
 COUNTY OF White Pine) ss.

This instrument was acknowledged before me on June 15, 2004 by **Douglas James Merkler and Lois Fay Merkler.**

Marian L. Jenkins
 Notary Public
 (My commission expires: 10-17-06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 16, 2004** under Escrow No. **152-2146137.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-078-14 _____
- 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 #	122845
Book	189 Page: 482
Date of Recording:	Aug. 16. 2004
Notes:	_____

3. Total Value/Sales Price of Property:

\$30,175.00 _____

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

Transfer Tax Value: \$30,175.00 _____

Real Property Transfer Tax Due \$118.95 _____

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: Douglas J. Merkler Capacity: SELLER
 Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)		(REQUIRED)	
Print Name:	Douglas James Merkler and Lois Fay Merkler	Print Name:	James Potts
Address:	659 Del Prado Drive	Address:	P.O. Box 692
City:	Boulder City	City:	Caliente
State:	NV	State:	NV
Zip:	89005	Zip:	89008

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

Print Name: First American Title Company of Nevada File Number: 152-2146137 MJ/MJ
 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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