

122892

A.P.N. # 03-061-01 &  
~~03-012-02~~  
R.P.T.T.S. ~~1,822.45~~ 1994.85  
ESCROW NO. 19028317  
RECORDING REQUESTED BY:  
**COW COUNTY TITLE**  
MAIL TAX STATEMENTS TO:  
Jan Cole  
8075 Rancho Destino Road  
Las Vegas NV 89123  
WHEN RECORDED MAIL TO:  
Jan Cole  
8075 Rancho Destino Road  
Las Vegas NV 89123

FILED FOR RECORDING  
AT THE REQUEST OF

*Cow County Title*

2004 AUG 20 PM 4 31

LINCOLN COUNTY RECORDER  
FEE \$16.00 1994.85  
LESLIE BOUCHER *LB*

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **ARTHUR BLACKMORE**, a married man as his sole and separate property; and **MERRIL JESSOP**, a married man as his sole and separate property

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JAN COLE**, a married woman as her sole and separate property

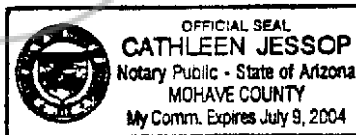
and to the heirs and assigns of such Grantee forever, all that real property situated in the County of **Lincoln** State of Nevada, bounded and described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **March 16, 2004**

*Arthur E. T. Blackmore*  
**ARTHUR BLACKMORE**  
*Merril Jessop*  
**MERRIL JESSOP**



STATE OF AZ  
COUNTY OF Mohave ss.

This instrument was acknowledged before me on \_\_\_\_\_  
by **ARTHUR BLACKMORE and MERRIL JESSOP**

Signature *Cathleen Jessop*  
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 19028317

All that certain property situate in the County of Lincoln, State of Nevada, described as follows:

#### PARCEL 1:

That certain parcel of land known as the CALIENTE HOT SPRINGS in the City of Caliente, Nevada, and being all that certain part of the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) of Section 8, Township 4 South, Range 67 East, M.D.B.&M., situate North and East of the right of way of the Caliente and Pioche Railroad.

EXCEPTING THEREFROM the interest in and to the following described real property:

Beginning at a point from which the Section corner common to Section 5, 6, 7 and 8, Township 4 South, Range 67 East, M.D.B.&M., bears North  $74^{\circ}6'$  West a distance of 2654.8 feet; thence North  $48^{\circ}30'$  East a distance of 100 feet; thence North  $68^{\circ}04'$  West a distance of 223.6 feet; thence South  $41^{\circ}30'$  East a distance of 200 feet to the point of beginning, embracing an area of approximately 23 acres, more or less in the Northeast Quarter of the Northwest Quarter (NE1/4, NW1/4) of Section 8, Township 4 South, Range 67 East, M.B.D.&M., Lincoln County, Nevada, as conveyed to Lincoln County Power District No. 1 by Deed recorded August 11, 1936, in Book "E-1" of Real Estate Deeds, page 144, Lincoln County, Nevada records.

FURTHER EXCEPTING from said land the interest in and to the following described real property.

Beginning at a point in the East line thereof, South  $0^{\circ}0'27''$  West 360.31 feet from the Northeast corner thereof; thence continuing South  $0^{\circ}0'27''$  West 511.34 feet; thence North  $89^{\circ}59'33''$  West 232.79 feet to a point in the East right of way line of the U.P.R.R. Co.; thence along a curve concave to the East, having a radius of 1713.18 feet a central angle of  $17^{\circ}21'22''$ , an arc length of 523.94 feet to a point; thence North  $56^{\circ}16'59''$  East 247.44 feet; thence South  $89^{\circ}59'33''$  East 367.30 feet to the point of beginning as conveyed to the State of Nevada by Deed recorded March 22, 1961, in Book "L-1" of Real Estate Deeds, page 355, Lincoln County records.

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PARCEL 2:

All of the East half of the Southwest Quarter (E1/2, SW1/4) of Section 5, Township 4 South, Range 67 East M.D.B.&M. Lying East of the right of way of the Pioche Branch of the Union Pacific Railroads.

EXCEPTING THEREFROM that portion of the Northeast Quarter of the Southwest Quarter (NE1/4, SW1/4) of said Section 5, and described as follows:

Beginning at a point on the Quarter section line which is the Southeast Corner of this parcel from which the Southwest corner of said Section 5 bears South 53°25'27" West a distance of 3,279.75 feet more or less; thence South 89°59'57" West a distance of 306.46 feet more or less to the Southwest corner; thence along the most westerly boundary of the abandoned railroad right of way of the Pioche Spur of the U.P.R.R. Company which is a concave curve. The chord distance of 736.50 feet more or less at a bearing North 19°50'03" East to a point which is the Northwest corner; thence North 89°57'16" East a distance of 59.87 feet more or less to the Northeast corner; thence South 0°16'24" West a distance of 692.87 feet more or less to the point of beginning. Said parcel contains 2.9 acres more or less and is more particularly described as Parcel Two (2) as shown by Parcel Map recorded May 12, 1987, in Book "A" of Plats at Page 273, Official Records of Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2003 - 2004: 03-061-01  
03-012-02  
03-022-01

# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>122892</u>
Book:	<u>190</u> Page: <u>120</u>
Date of Recording:	<u>Aug. 20, 2004</u>
Notes:	_____

1. Assessor Parcel Number(s):  
 a) 03 - 061 - 01  
 b) 03 - 012 - 02  
 c) 03 - 022 - 01  
 d) \_\_\_\_\_

2. Type of Property:  
 a) \_\_\_\_\_ Vacant Land                      b) \_\_\_\_\_ Single Family Res.  
 c) \_\_\_\_\_ Condo/Townhouse              d) \_\_\_\_\_ 2-4 Plex  
 e) \_\_\_\_\_ Apartment Bldg.              f) XX Comm'l/Ind'l  
 g) \_\_\_\_\_ Agricultural                  h) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 511,112.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 511,112.00  
 Real Property Transfer Tax Due: \$ 1,994.85

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 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: Arthur Blackmore Capacity: \_\_\_\_\_  
 Signature: John F. Cole Capacity: Managing Member

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: ARTHUR BLACKMORE  
 Address: PO BOX 700  
 City/State/Zip: COLORADO CITY, AZ 86021

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: CALIENTE HOT SPRINGS RESORT  
 Address: 8075 RANCHO DESTINO RD  
 City/State/Zip: LAS VEGAS, NV 89123

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: COW COUNTY TITLE Escrow No.: 19028317  
 Address: 363 Erie Main St.  
 City/State/Zip: Tonopah, NV 89049

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