

122421
1-22-2004

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 004-151-12
File No: 152-2151854 (MJ)
R.P.T.T.: \$682.50

First American Title
2004 AUG 24 PM 12:00

LINCOLN COUNTY RECORDER
FEE \$15.00 682.50 DEF
LESLIE DOUCHER

When Recorded Mail To: and Mail Tax Statements To:
Richard F. McCann and Linda S. McCann
124 Ultra Drive
Henderson, NV 89074

GRANT, BARGAIN and SALE DEED

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

Joe A. Condit and D. I. Michael Condit, Trustees of The Mikie-Joe Family Trust dated
November 18, 1996

do(es) hereby GRANT, BARGAIN and SELL to

Richard F. McCann and Linda S. McCann, husband and wife as joint tenants with right of
survivorship

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

**Parcel 7-2 located in the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the
Southwest 1/4 of Section 5, Township 7 South, Range 61 East, Mount Diablo Base
and Meridian as recorded in Plat A, Page 256 of the Official Records of Lincoln
County, February 26, 1986, containing 1.17 acres.**

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: 08/17/2004

Joe A. Condit and D. I. Michael Condit,
Trustees of The Mikie-Joe Family Trust dated
November 18, 1996

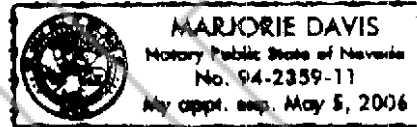
Joe A. Condit
Joe A. Condit, Trustee

D.I. Michael Condit
D.I. Michael Condit, Trustee

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

This instrument was acknowledged before me on August 18, 2004 by **Joe A. Condit and D. I. Michael Condit.**

Marjorie Davis
Notary Public
(My commission expires: May 5, 2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 18, 2004** under Escrow No. **152-2151854**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-151-12 _____
- 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 Manufactured home converted to real

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>122921</u>
Book	<u>110</u> Page: <u>233</u>
Date of Recording:	<u>Aug 24, 2001</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$175,000.00

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

Transfer Tax Value: \$175,000.00

Real Property Transfer Tax Due \$682.50

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: Joe A. Condit Capacity: GRANTOR

Signature: D.I. Michael Condit Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Joe A. Condit and D.I. Michael Condit, Trustees of The Mikie-Joe Family Trust
 Address: P.O. Box 185
 City: Alamo
 State: NV Zip: 89001

(REQUIRED)
 Print Name: Richard F. McCann and Linda S. McCann
 Address: 124 Ultra Drive
 City: Henderson
 State: NV Zip: 89074

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

Print Name: First American Title Company of Nevada File Number: 152-2151854 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 454049
 City: Ely State: NV Zip: 89315

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

STATE OF NEVADA DECLARATION OF VALUE

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- c) _____
- d) _____

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Signature: Richard F. McCann Capacity: Buyer
 Signature: Linda S. McCann Capacity: Buyer

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(REQUIRED)**

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

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 Address: 124 Ultra Drive
 City: Henderson
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