

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2004 SEP 7 PM 12 47

LINCOLN COUNTY RECORDED  
FEE \$15.00 NHT  
\$12870 DEP  
LESLIE BOUCHER LB

A.P.N.: 005-251-24  
File No: 152-2154759 (MJ)  
R.P.T.T.: \$128.70

When Recorded Mail To: and Mail Tax Statements To:  
Donald M. Abley and MaryAnn Sharpe-Abley  
9716 Trail Rider Drive  
Las Vegas, NV 89117

**GRANT, BARGAIN and SALE DEED**

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

Richard J. Moser, a single man and Allison Newlon, a single woman

do(es) hereby GRANT, BARGAIN and SELL to

Donald M. Abley and MaryAnn Sharpe-Abley, 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:

**That portion of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section 25 Township 5 North, Range 65 East, M.D.B. & M., Lincoln County, Nevada, described as follows:**

**Parcel 1D of Subsequent Parcel Map Dividing Parcel One, Plat Book B, Page 363, for Richard Moser and Allison Newlon, as shown upon map thereof recorded November 3, 2003 as file 121196 in Plat Book C, Page 13.**

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: 08/26/2004



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-251-24 \_\_\_\_\_
- 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 #	<u>123010</u>
Book	<u>190</u> Page: <u>484</u>
Date of Recording:	<u>Sept. 11, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$33,000.00

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

\$

Transfer Tax Value: \_\_\_\_\_

\$33,000.00

Real Property Transfer Tax Due \_\_\_\_\_

\$128.70

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: [Signature]

Capacity: Seller

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Richard J. Moser

Print Name: Donald M. Abley and MaryAnn Sharpe-Abley

Address: 400 Davenport

Address: 9716 Trail Rider Drive

City: Las Vegas

City: Las Vegas

State: NV Zip: 89107

State: NV Zip: 89117

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

Print Name: First American Title Company of Nevada

File Number: 152-2154759 MJ/SKW

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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Document/Instrument # 123010

Book 190 Page: 484

Date of Recording Sept. 7, 2007

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Signature: Richard M. Moser Capacity: Buyer

Signature: MaryAnn Sharpe-Abley Capacity: Buyer

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

Print Name: Richard J. Moser

Address: 400 Davenport

City: Las Vegas

State: NV Zip: 89107

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

Print Name: Donal M. Abley and MaryAnn Sharpe-Abley

Address: 9716 Trail Rider Drive

City: Las Vegas

State: NV Zip: 89117

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