

A.P.N. # 13-030-22

R.P.T.T. \$ 198.90

ESCROW NO. 19029675

RECORDING REQUESTED BY:
COW COUNTY TITLE

MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
JAMES EBERT
75 CONSTITUTION AVE
HENDERSON NV 89015

123128

FILED FOR RECORDING
AT THE REQUEST OF

Cow County Title

2004 SEP 27 PM 2 57

LINCOLN COUNTY REC'D
FEE 15.00 198.90 DEPT JMS
LESLIE BODNER

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **RODNEY LEE MANNING** and **KIM MANNING**, husband and wife in joint tenancy

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **JAMES EBERT**, ^{Wife} a married man

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

DATE: **September 23, 2004**

Rodney Lee Manning

RODNEY LEE MANNING

Kim Manning

KIM MANNING



STATE OF NEVADA }
COUNTY OF Clark } ss.

This instrument was acknowledged before me on 9/23/04
by RODNEY LEE MANNING and KIM MANNING

Signature *C. L. Flavion-Arnhart*

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

EXHIBIT "A"

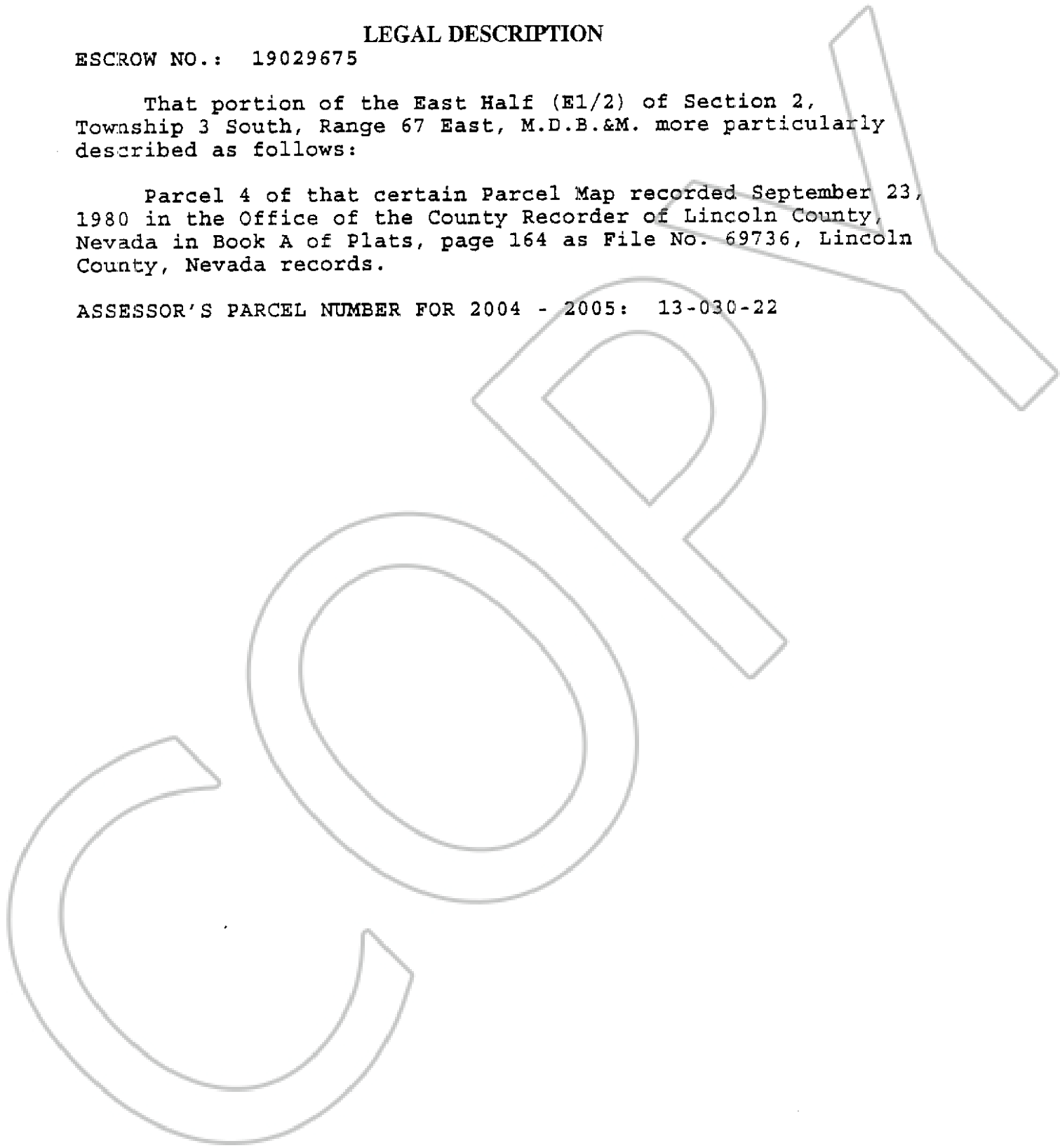
LEGAL DESCRIPTION

ESCROW NO.: 19029675

That portion of the East Half (E1/2) of Section 2, Township 3 South, Range 67 East, M.D.B.&M. more particularly described as follows:

Parcel 4 of that certain Parcel Map recorded September 23, 1980 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 164 as File No. 69736, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2004 - 2005: 13-030-22



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):
a) 13-030-22
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument No.: 123128
Book: 191 Page: 400
Date of Recording: Sept. 27, 2004
Notes: _____

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

3. Total Value/Sales Price of Property \$ 50,841.00
Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due: \$ 198.90

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: Rodney Lee Manning Capacity: Seller

Signature: J. Ebert Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(required)

Print Name: RODNEY LEE MANNING
Address: 6700 E. RUSSELL RD SP. 267
City/State/Zip: LAS VEGAS, NV 89122

BUYER (GRANTEE) INFORMATION
(required)

Print Name: JAMES EBERT
Address: 75 CONSTITUTION AVE
City/State/Zip: HENDERSON NV 89015

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

Company Name: COW COUNTY TITLE Escrow No.: 19029675
Address: 363 Erie Main St.
City/State/Zip: Tonopah, NV 89049

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