

123220

RECORDING REQUESTED BY:
Fidelity National Title Agency of Nevada Inc.
Escrow No. 04-152917-VET
Title Order No. 2160016 VT/BJH

FILED FOR RECORDING
AT THE REQUEST OF

When Recorded Mail Document
and Tax Statement To:
William J. & Jennifer A. Garza
P. O. Box 255
Alamo, NV 89001

First American Title
2004 OCT 14 PM 4:39

LINCOLN COUNTY RECORDED
FEE 15.00 NOT 5.00
LESLIE BOWSER

RPTT: 287.00
APN: 004-131-17

GRANT, BARGAIN, SALE DEED

LeRoy

THIS INDENTURE WITNESSETH: That ~~Lee~~ Christian, an Unmarried Man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to **William J. Garza and Jennifer A. Garza, Husband and Wife as Joint Tenants**

all that real property situated in the Lincoln County, State of Nevada, bounded and described as follows:

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

- SUBJECT TO: 1. Taxes for the fiscal year 2004-2005
- 2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: August 26, 2004

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me on September 29, 2004 by Lee Christian

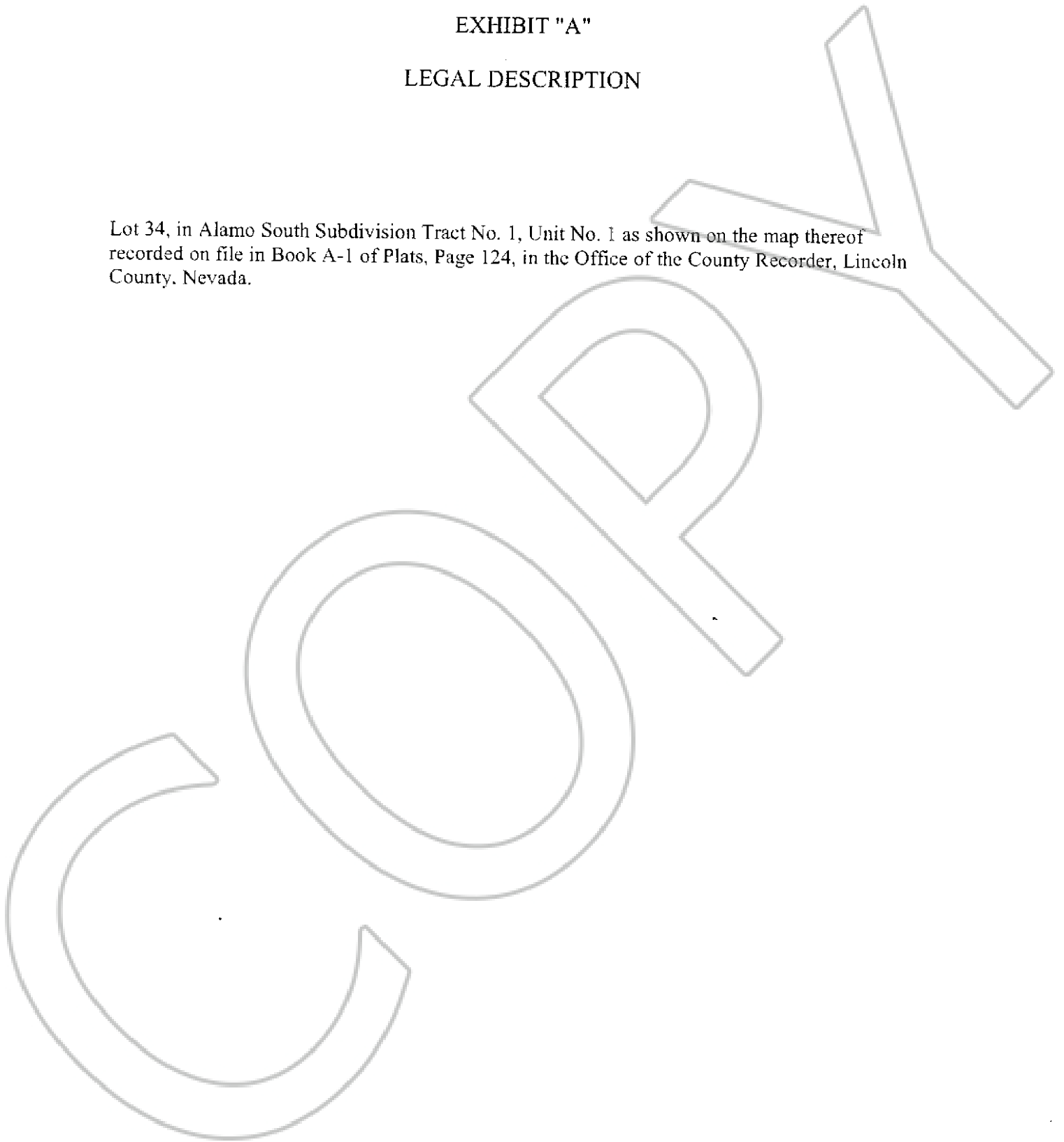
Lee Christian
Lee Christian
LeRoy

Signature Wendy Rudder
Notary Public
My Commission Expires: June 15, 2005

WENDY RUDDER
Notary Public State of Nevada
No. 93-3803-i
My appt exp June 15, 2005

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 34, in Alamo South Subdivision Tract No. 1, Unit No. 1 as shown on the map thereof recorded on file in Book A-1 of Plats, Page 124, in the Office of the County Recorder, Lincoln County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 004-131-17
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY
 Book: 192 Page: 229
 Date of Recording: Oct. 14, 2004
 Notes: _____

3. Total Value/Sales Price of Property \$ 73,400.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 73,400.00
 Real Property Transfer Tax Due \$ -287.00 286.65

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 0 _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 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 parties agree that 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 Individual

Signature: [Signature] Capacity Individual

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lee Christian
 Address: 34 Teresa Avenue
 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: William J. Garza
 Address: 34 Teresa Avenue
 City: Alamo
 State: NV Zip: 89001

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

Print Name: Fidelity National Title Escrow #: 04-152917-VET/2160016VT/BJH
 Address: 500 N. Rainbow Blvd., #100
 City: Las Vegas State: NV Zip: 89107

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.

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Signature Lee Christian Capacity Individual

Signature _____ Capacity _____

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(REQUIRED)
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 City: Alamo
 State: NV Zip: 89001

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: William J. Garza
 Address: 34 Teresa Avenue
 City: Alamo
 State: NV Zip: 89001

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company Escrow #: 2160016 VT/BJH
 Address: 180 Cassia Way, #502
 City: Henderson State: NV Zip: 89014

AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.