

123226

A.P.N.: 001-191-88  
File No: 152-2153939 (MJ)  
R.P.T.T.: \$58.50

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2004 OCT 15 PM 4 50

LINCOLN COUNTY RECORDER  
FEE 15.00 DEPT 58.50 DEP TMD  
LESLIE BOUCHER

When Recorded Mail To: and Mail Tax Statements To:  
Ralph Rennert and Susan V. Steaffens  
126 Mint Orchard Drive  
Henderson, NV 89015

### ***GRANT, BARGAIN and SALE DEED***

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

Patsy Franks, a widow

do(es) hereby *GRANT, BARGAIN and SELL* to

Ralph Rennert and Susan V. Steaffens, 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 SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL 16-D, AS SHOWN BY MAP THEREOF IN PLAT BOOK B, PAGE 433, FILE NUMBER 118170 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

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: 10/06/2004



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-191-88 \_\_\_\_\_
- 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 #	123226
Book	192 Page: 260-261
Date of Recording:	October 15, 2004
Notes:	_____

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

\$15,000.00

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

Transfer Tax Value: \$15,000.00

Real Property Transfer Tax Due \$58.50

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: *Patsy Franks* Capacity: \_\_\_\_\_

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Patsy Franks  
 Address: P.O. Box 514  
 City: Pioche  
 State: NV Zip: 89043

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Ralph Rennert and Susan V. Steaffens  
 Address: 126 Mint Orchard Drive  
 City: Henderson  
 State: NV Zip: 89015

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

Print Name: First American Title Company of Nevada File Number: 152-2153939 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)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-19i-88  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Fam. Res
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument # 193221e  
 Book 192 Page: 210-211  
 Date of Recording: October 15 2004  
 Notes: \_\_\_\_\_

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Signature: Ralph Rennert Capacity: Buyer  
Susan V. Steaffens  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Patsy Franks  
 Address: P.O. Box 514  
 City: Pioche  
 State: NV Zip: 89043

Print Name: Ralph Rennert and Susan V. Steaffens  
 Address: 126 Mint Orchard Drive  
 City: Henderson  
 State: NV Zip: 89015

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