

FILED FOR RECORDING  
AT THE REQUEST OF

A.P.N.: Portion of 002-132-03; Lots 2 & 3  
File No: 152-2163036 (MJ)  
R.P.T.T.: \$66.30

First American Title  
2004 OCT 20 PM 1 01

LINCOLN COUNTY RECORDER  
FEE \$1500 NPPT DEP  
LESLIE BOUCHER LB

When Recorded Mail To: and Mail Tax Statements To:  
Lane Truman and Kristen Truman  
P.O. Box 27  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

Beacon Group, a Utah Limited Partnership

do(es) hereby GRANT, BARGAIN and SELL to

Lane Truman and Kristen Truman, husband and wife as joint tenants with right of survivorship, as to an undivided one-half interest, and Samuel Moore and Kendra Moore, husband and wife as joint tenants with right of survivorship, as to an undivided one-half interest, as joint tenants with right of survivorship

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

**Lots 2 and 3 of Final Map for First Phase Subdivision of Block 56 recorded February 28, 1980 in Plat Book "A", Page 152 as File No. 67637 in the Recorders Office, Town of Panaca, 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: 09/30/2004

Beacon Group, a Utah Limited Partnership

*John S. Hinckley*  
*Manager of Beacon Group, LLC*  
*Gen Partner Beacon Group*

By: John S. Hinckley, Manager

STATE OF UTAH )  
COUNTY OF Salt Lake ) : ss.

This instrument was acknowledged before me on October 15, 2004 by **John S. Hinckley**.

*[Signature]*  
\_\_\_\_\_  
Notary Public

(My commission expires: 6/17/08)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 30, 2004** under Escrow No. **152-2163036**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) Portion of 002-132-03; Lots 2 & 3
- 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>123239</u>
Book	<u>192</u> Page: <u>313-314</u>
Date of Recording:	<u>October 20, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$17,000.00

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

Transfer Tax Value: \$17,000.00

Real Property Transfer Tax Due \$66.30

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: *John Pearson* Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Beacon Group, a Utah Limited Partnership  
 Address: 2573 Beacon Drive  
 City: Salt Lake City  
 State: UT Zip: 84108

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Lane Truman and Kristen Truman and Samuel Moore and Kendra Moore  
 Print Name: \_\_\_\_\_  
 Address: P.O. Box 27  
 City: Caliente  
 State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2163036 MJ/SKW  
 Address 768 Aultman Street  
 City: Ely State: NV Zip: 89301

**STATE OF NEVADA  
DECLARATION OF VALUE**

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Signature: [Signature] Capacity: \_\_\_\_\_

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Beacon Group, a Utah Limited Partnership

Address: 2573 Beacon Drive

City: Salt Lake City

State: UT Zip: 84108

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Lane Truman and Kristen Truman and Samuel Moore and Kendra Moore

Address: P.O. Box 27

City: Caliente

State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2163036 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)

Reproduced by First American Title Insurance Rev10/2001