

FILED FOR RECORDING
AT THE REQUEST OF

Richard Joseph Collet

2004 OCT 22 PM 3 00

LINCOLN COUNTY RECORDED
FEE \$17.00
NOT 44.85 DEP
LESLIE BOUCHER**Assessor's Parcel Numbers:**

002-031-07

002-031-13

When recorded mail to:Richard Joseph Collet
2330 Guardian Circle
St. George, UT 84790**Mail Tax Notice to:**James R. Collet
4074 Mountain Loop
Pocatello, ID 83204**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made this 22nd day of October 2004 by and between Bernal June Collet (a widowed woman), party of the first part, and James R. Collet and Ninon G. Collet (husband and wife, as Joint Tenants with the right of survivorship), parties of the second part;

WITNESSETH:

That the said party of the first part, in consideration of the sum of TWENTY-THREE THOUSAND AND NO/100 Dollars (\$23,000.00), lawful money of the United States of America, to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sale unto the parties of the second part, James R. Collet and Ninon G. Collet, and to the successors and assigns of such party forever, all of the following described real property including land, a dwelling, and other improvements situate in the County of Lincoln, State of Nevada, more particularly described as follows:

The two lots (Parcels I & II) and house together best known to the parties as 369 Ernst Street, as set forth more particularly by the Legal Description attached as Exhibit "A" and made a part hereof and appended hereto,

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said parties of the second part, and to the heirs and assigns of such party forever.

IN WITNESS WHEREOF, the said party of the first part has executed this conveyance the day and year first hereinabove written.

Bernal June Collet *Jane Collet*

By *R. Joseph Collet*
RICHARD JOSEPH COLLET
Guardian and Conservator

STATE OF NEVADA)
 :SS
COUNTY OF LINCOLN)

On this 22nd day of October 2004 personally appeared before me, a Notary Public in and for the County and State aforesaid, RICHARD JOSEPH COLLET, know to me to be the person described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.

Amy Elmer
NOTARY PUBLIC

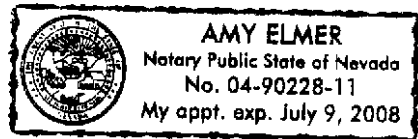


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:

Beginning at the Southeast corner of Lot Three (3) in Block Twenty-Two (22) and running thence North along the East line of said Lot 3 as distance of 130 feet to the true point of beginning, thence continuing North along said East line of said Lot 3 a distance of 8 feet; thence at right angles West a distance of 95 feet to a point; thence at right angles West a distance of 95 feet to a point; thence at right angles South a distance of 8 feet to the Northwest corner of the property now owned by said grantees; thence running East a distance of 95 feet to the true point of beginning.

Parcel II:

Beginning, at the Southwest corner of the parcel which is the Southeast corner of Block 22, Panaca Townsite from which the $\frac{1}{4}$ corner common to Section 4 (South $\frac{1}{4}$ cor.) and Section 9 (North $\frac{1}{4}$ cor.) all T 2 S, R68 E, M.D.M., bears N 87°11'40" E a distance of 1,997.56 feet; thence N 0°22'06" E a distance of 138.00 feet along the Easterly boundary of said Block 22 to the Northwest corner; thence S 89°37'54" E to a point a distance of 20.00 feet to the Northeast corner; thence S 0°22'06" W a distance of 138.00 feet, to the Southeast corner; thence N89°37'54" W along the Northerly boundary of Ernst Street a distance of 20.00 feet, to the Southwest corner, which is the point of beginning. Said parcel contains 2,760.0 square feet, (.0634 acres), more or less.

Ref: Book 145, Page 235 as Instrument No. 113697 Official Records, Recorded November 24, 1999.

Assessor's Parcel Numbers: 002-031-07 and 002-031-13

JENKINS JENSEN & BAYLES, LLP
Thomas J. Bayles - 8046
Counsel for Petitioner
1240 East 100 South, # 9
St. George, UT 84790
Telephone: (435) 674-9718
Facsimile: (435) 674-9006

IN THE FIFTH DISTRICT COURT
IN AND FOR WASHINGTON COUNTY, STATE OF UTAH

IN THE MATTER OF

BERNAL JUNE COLLET,
a Protected Person.

AMENDED
LETTER OF GUARDIANSHIP/
CONSERVATORSHIP

Civil No. 043500263

Judge Eric Ludlow

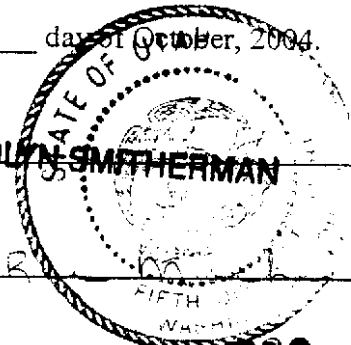
1. R. Joseph Collet was duly appointed and qualified as guardian of the above named incapacitated person, on the 14th day of October, 2004, by the Court. The guardianship is a full guardianship.
2. R. Joseph Collet was duly appointed and qualified as conservator of the estate of the above named incapacitated person, on the 14th day of October, 2004, with all authority pertaining thereto.
3. These letters are issued to evidence the appointment, qualification, and authority of the said guardian/conservator.

WITNESS, my signature and the Seal of this Court, this 21 day of October, 2004.
STATE OF UTAH
COUNTY OF WASHINGTON } :SS

"I certify that this document or record, is a true, and correct copy of the original, on file in this office."

Date: October 21, 2004
By: [Signature]

Deputy Court Clerk



State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
- a) 002-031-07
 - b) 002-031-13
 - c) _____
 - d) _____

2. Type of Property
- a) Vacant Land
 - b) Single Family Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apartment Building
 - f) Commercial /Ind'l
 - g) Agriculture
 - h) Mobile Home
 - i) other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>123269</u>
Book: <u>192</u>	Page: <u>380</u>
Date of Recording: <u>Oct 22, 2004</u>	
Notes: _____	

3. Total Value / Sales Price of Property \$ 23,000.00 / 11,500 *mother to daughter-in-law*
 Deed In Lieu Only (value of forgiven debt) \$ _____
 Taxable Value \$ _____
 Real Property Transfer Tax Due: \$ 44.85 *11,500.00*

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 Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature R. Joseph Collet Capacity CONSERVATOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Richard Joseph Collet for & on behalf of

Print Name JUNE COLLET
 Address 2330 Guardian Circle
 City St. George
 State UTAH Zip 84790

BUYER (GRANTEE) INFORMATION

Print Name _____
 Address _____
 City _____
 State _____ Zip _____

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name _____ Esc. # _____
 Address _____
 City _____ State: _____ Zip _____

(As a public record, this form may be recorded / microfilmed)