

123291

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 OCT 27 AM 9 04

LINCOLN COUNTY RECORDER
FEE \$16.00 NRPPT DEP
\$9.70
LESLIE BOUCHER

**RECORDING REQUESTED BY:
EQUITY TITLE OF NEVADA
AND WHEN RECORDED MAIL TO:**

Clinton-Wiley Bradshaw
111 Rowan Dr.,
Box 301
Caliente, NV 89008

**AND WHEN RECORDED MAIL
TAX STATEMENTS TO:
SAME AS ABOVE**

APN NO. 003-172-04
Affix RPTT: ~~\$97.50~~ 89.70
ESCROW NO.: 04040468

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: **Manufacturers & Traders Trust Company, One M & T Plaza, Buffalo, NY 14203-2399, Trustee for Securitization Series 1988-1, Agreement dated 3/1/98**

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to **Clinton-Wiley Bradshaw, an unmarried man**

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

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, rights of way, easements and reservations of record.

SELLER:

Manufacturers & Traders Trust Company,
 One M & T Plaza, Buffalo, NY 14203-2399.
 Trustee for Securitization Series 1988-1,
 Agreement dated 3/1/98

Valina Radtke
 Select Portfolio Servicing, Inc. REO#
 2057324176 VALINA RADTKE, DOC CONTROL OFFICER

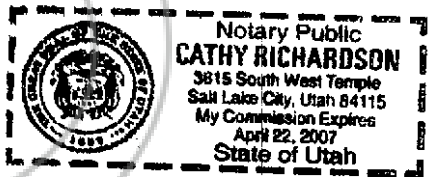
Select Portfolio Servicing, Inc.
 F/K/A Fairbanks Capital Corp as Attorney in Fact

STATE OF UTAH
 COUNTY OF SALT LAKE

} SS:

On 20th day of Oct
 Personally appeared before me, a Notary Public

who acknowledged that he/she/they executed the above instrument.

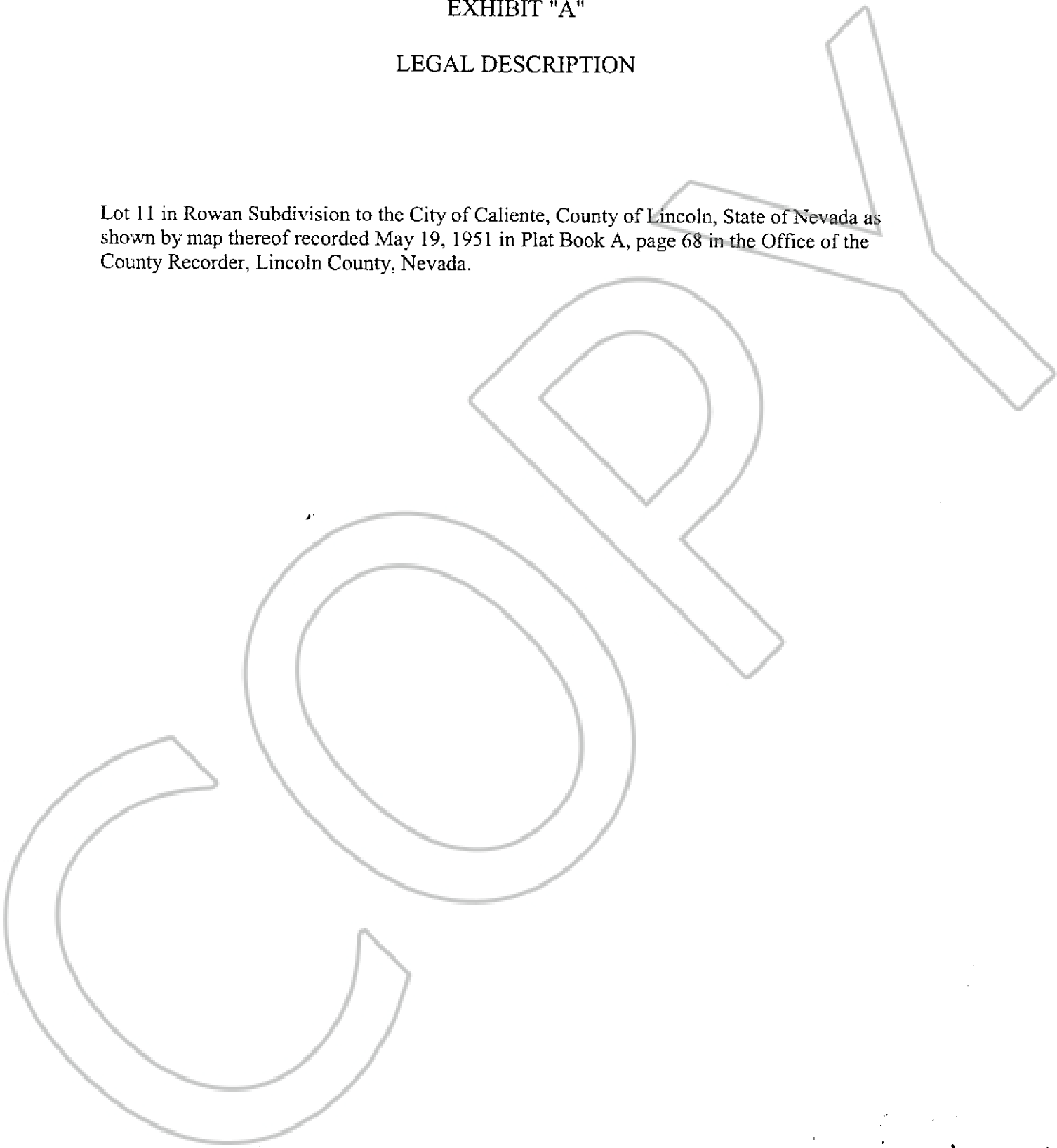


Cathy Richardson
 Notary Public

My commission expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 11 in Rowan Subdivision to the City of Caliente, County of Lincoln, State of Nevada as shown by map thereof recorded May 19, 1951 in Plat Book A, page 68 in the Office of the County Recorder, Lincoln County, Nevada.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 003-172-04

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 _____

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FOR RECORDER'S OPTIONAL USE ONLY	
Book: <u>192</u>	Page: <u>440</u>
Date of Recording: <u>Oct 27, 2004</u>	
Notes:	

3. Total Value/Sales Price of Property

\$3000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$33 000.00

Real Property Transfer Tax Due

\$97.50

89.70

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

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 Valina Radice

Capacity seller

Signature Cliton West

Capacity buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Valina Radice

Address: 3815 South West Temple

City: REO #2057324176

State: Salt Lake City, UT 84115-4412

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____

Address: 5782 S. Pioneer Way

City: Las Vegas, NV 89113-0716

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

Print Name: Equity Title Of Nevada

Escrow #: 04040468

Address: 777 N. Rainbow Blvd., Ste 145

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.