

123379

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 NOV 10 PM 12 29

LINCOLN COUNTY RECORDED
FEE 15.00 MKVT 5 DEP
218.60
LESLIE BOUCHER

A.P.N.: 001-046-09
File No: 152-2170515 (MJ)
R.P.T.T.: \$210.60

When Recorded Mail To: and Mail Tax Statements To:
Toni J. Ives
P.O. Box 655
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Robert D. Sayer, Trustee of the Sayer 1995 Trust dated June 26, 1995

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

Toni J. Ives, an unmarried woman

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

The North Half (N 1/2) of Lot Twenty-three (23) in the Henry H. Lees's Subdivision to the town of Pioche, Lincoln County, Nevada, according to the map thereof recorded December 18, 1908 in the office of the County recorder of Lincoln County as File No. 16737, in Block A of Plats, Page 33, Lincoln County Records.

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: 10/26/2004

Robert D. Sayer, Trustee of the Sayer 1995
Trust dated June 26, 1995

Robert D. Sayer, Trustee
Robert D. Sayer, Trustee

STATE OF **COLORADO**)
COUNTY OF *Denver*) : ss.

This instrument was acknowledged before me on *Oct. 29, 2004* by **Robert D. Sayer.**

Deborah A. Schake
Notary Public
(My commission expires: *7-15-2005*)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 26, 2004** under Escrow No. **152-2170515**.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-046-09
- 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>123379</u>
Book	<u>193</u> Page: <u>254-255</u>
Date of Recording:	<u>Nov. 10, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$54,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ _____

Transfer Tax Value:

\$54,000.00

Real Property Transfer Tax Due

\$210.60

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: *Toni J. Ives* Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Robert D. Sayer, Trustee of the Sayer
1995 Trust dated June 26, 1995
 Address: 1836 Alma Lane
 City: Superior
 State: CO Zip: 80027

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Toni J. Ives
 Address: P.O. Box 655
 City: Pioche
 State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2170515 MJ/SKW
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Signature: Robert D. Sayer, Trustee Capacity: Trustee

Signature: _____ Capacity: _____

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