

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 NOV 19 AM 11 33

LINCOLN COUNTY RECORDED
FEE \$16.⁰⁰ N/PTT 731.50 DEP
LESLIE BOUCHER *LB*

A.P.N.: 001-191-47
File No: 152-2173203 (M3)
R.P.T.T.: \$721.50

When Recorded Mail To: and Mail Tax Statements To:
Shane R. Cheeney and Melissa Cheeney
P.O. Box 682
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Pete A. Deimue and Mariene Deimue, Co-Trustees of the Pete A. Deimue Family Trust
dated May 9, 1994

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

Shane R. Cheeney and Melissa Cheeney, 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:

Parcel I:

**That portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of
Section 15, Township 1 North, Range 67 East, M.D.B. & M. Lincoln County, Nevada,
described as follows:**

**That portion of Parcel 1 of Parcel Map for John and Anita Lee recorded January 20,
1983 in Plat Book A, page 200 as file 77097 described as follows:**

**Beginning at the Northeast corner of said Parcel 1; thence South 0°22'30" West,
523.23 ft along the 1/4 section line; thence North 89°57'54" West, 251.92 ft; thence
North 0°22'00" East, 30.00 ft; thence N 0°39'52" West, 78.63 ft; thence North
38°57'59" West, 124.00 ft; thence North 0°22'00" East, 285.48 ft along the line
between Parcel 1 and 2; thence North 37°59'35" East, 177.67 ft; thence South
64°22'04" East, 248.18 ft more or less along the south line of Highway 93 to the point
of beginning.**

Excepting Therefrom that portion described as follows:

Beginning at the Southeast Corner of the Northeast Quarter NE1/4) Southwest Quarter (SW1/4) of said Section 15; Thence North 89°58' East a distance of 331.92 feet, Thence South 0°22' West a distance of 30 feet to the place of beginning.

The above metes and bounds description appeared previously in documents recorded March 24, 1995 in Book 112 page 562 as instrument 103231 and recorded April 25, 1988 in Book 79 page 435 as instrument 88655.

Parcel II:

That portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:

That portion of Parcels 1 and 2 of Parcel Map for John and Anita Lee recorded January 20, 1983 in Plat Book A, page 200 as file 77097 described as follows:

Beginning at the Southeast corner of said Parcel 2; thence North 89°57'54" West, 100.00 ft; thence North 0°22'00" E, 30.00 ft; thence North 24°46'26" East, 176.58 ft; thence North 61°41'58" East, 30.18 ft; thence South 38°57'36" East, 124.00 ft; thence South 0°k39'52" East, 78.63 ft; thence South 0°22'00" W, 30.00 ft; thence North 89°57'54" West, 80.00 ft to the point of beginning.

The above metes and bounds description appeared previously in document recorded March 24, 1995 in Book 112 page 562 as instrument 103231.

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: 11/18/2004

Pete A. Delmue and Marlene Delmue, as Co-Trustees of the Pete A. Delmue Family Trust dated May 9, 1994

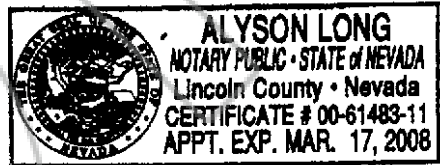
Pete A. Delmue Co-Trustee
Pete A. Delmue, Co-Trustee

Marlene Delmue Co-Trustee
Marlene Delmue, Co-Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **LINCOLN**)

This instrument was acknowledged before me on NOVEMBER 11, 2004 by **Pete A. Delmue and Marlene Delmue.**

Alyson Long
Notary Public
(My commission expires: MARCH 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 18, 2004** under Escrow No. **152-2173203**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-191-47
- 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>123422</u>
Book	<u>193</u> Page: <u>395-397</u>
Date of Recording:	<u>November 19, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$185,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$185,000.00

Real Property Transfer Tax Due

\$721.50

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: *Pete A. Delmue* Capacity: _____

Signature: *Shane R. Cheaney & Melissa Cheaney* Capacity: _____

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

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

Print Name: Pete A. Delmue Family Trust

Print Name: Shane R. Cheaney and Melissa Cheaney

Address: P.O. Box 457

Address: P.O. Box 682

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2173203 MJ/MJ

Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151048

City: Ely State: NV Zip: 89315

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