

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2004 DEC 10 AM 11 24

LINCOLN COUNTY RECORDER  
FEE \$1500 9/65 DEP  
LESLIE BOUCHER

A.P.N.: 001-332-29  
File No: 152-2175691 (MJ)  
R.P.T.T.: \$91.65

When Recorded Mail To: and Mail Tax Statements To:  
Frank Dix Jr.  
805 Bear Mountain Avenue  
Las Vegas, NV 89031

**GRANT, BARGAIN and SALE DEED**

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

Fannie L. Gorman, a widow

do(es) hereby GRANT, BARGAIN and SELL to

Frank Dix Jr., an unmarried man

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

**That portion of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 10, Township 1 North, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:**

**Parcel 16 of Parcel Map for J and S properties recorded May 18, 2004 in Plat Book C, page 49 as File No. 122358 in the Office of the County Recorder, 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: 12/03/2004

Fannie L. Gorman  
Fannie L. Gorman

STATE OF NEVADA )  
 ) :SS.  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on  
12-08-04 by

Fannie L. Gorman

Sarah Somers  
Notary Public  
(My commission expires: 6-05-06)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-332-29
- 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>123495</u>
Book	<u>194</u> Page: <u>281-282</u>
Date of Recording:	<u>Dec 12, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$23,500.00

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

\$

Transfer Tax Value: \_\_\_\_\_

\$23,500.00

Real Property Transfer Tax Due \_\_\_\_\_

\$91.65

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: Fannie L. Gorman Capacity: Seller

Signature: Frank Dix, Jr. Capacity: Buyer

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

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

Print Name: Fannie L. Gorman

Print Name: Frank Dix, Jr.

Address: 805 Bear Mountain Avenue

Address: 805 Bear Mountain Avenue

City: Las Vegas

City: Las Vegas

State: NV Zip: 89031

State: NV Zip: 89031

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

Print Name: First American Title Company of Nevada

File Number: 152-2175691 MJ/SKW

Address 768 Aultman Street

City: Ely

State: NV Zip: 89301

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