

123591

A.P.N.: 003-181-18
File No: 152-2171860 (MJ)
R.P.T.T.: \$195.00

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2004 DEC 30 PM 4 36

152-2171860
\$195.00 RPT
LEADERS

When Recorded Mail To: Mail Tax Statements To:
Kris R. McGee
P.O. Box 776233
Steamboat Springs, CO 80477

GRANT, BARGAIN and SALE DEED

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

John F. Garrison, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Kris R. McGee, an unmarried man

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

The Easterly Twenty (20) feet of Lot Twenty (20) in Block Nine (9) in the City of Caliente, County of Lincoln, State of 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: 12/26/2004

J.F. Garrison

John F. Garrison

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

This instrument was acknowledged before me on 12/23/04 by **John F. Garrison**.

Deanna Benfante

Notary Public

(My commission expires: Oct. 21, 2006)

DEANNA BENFANTE
Notary Public, State of New York
No. 01BE6082122
Qualified in New York County
Commission Expires October 21, 2006

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 26, 2004** under Escrow No. **152-2171860**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-181-18
- 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>123891</u>
Book	<u>115</u> Page: <u>221-222</u>
Date of Recording:	<u>Dec 30, 2004</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$50,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$50,000.00

Real Property Transfer Tax Due \$195.00

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: [Signature] Capacity: Buyer

Signature: _____ Capacity: _____

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

Print Name: John F. Garrison

Address: P.O. Box 773531

City: Steamboat Springs

State: CO Zip: 80477

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

Print Name: Kris R. McGee

Address: P.O. Box 776233

City: Steamboat Springs

State: CO Zip: 80477

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

Print Name: First American Title Company of Nevada File Number: 152-2171860 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: [Signature]

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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Print Name: Kris R. McGee

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Address: P.O. Box 776233

City: Steamboat Springs

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