

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 013-030-60
File No: 152-2171367 (MJ)
R.P.T.T.: \$29.25

First American Title
2005 JAN 12 PM 12 06

LINCOLN COUNTY RECORDER
FEE \$15.00 NOTARY DEP
59.25
LESLIE DOUCHERAS

When Recorded Mail To: Mail Tax Statements To:
JJ Trust, a Montana trust, dated June 23, 2004
8075 Rancho Destino Road
Las Vegas, NV 89123

GRANT, BARGAIN and SALE DEED

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

Richard E. Ward and Korla M. Ward, husband and wife

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

Janice J. Cole, Trustee of the JJ Trust, a Montana trust, dated June 23, 2004

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

Parcel 2 of Parcel Map for Richard E., and Korla Ward recorded November 15, 2004 as File No. 123391, filed in the Office of the County Recorder, Lincoln County, Nevada, located in the Northwest Quarter (NW1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M.

Together with any and all water and water rights used on or appurtenant to above described land; and

Together with any and all privileges for access and improvement associated with or appurtenant to the above described land; and

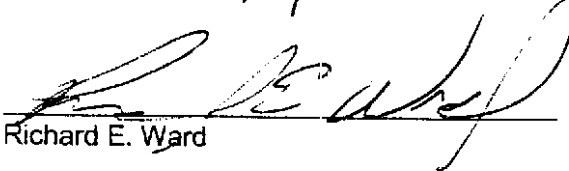
Together with any and all minerals and mineral rights, oil & gas and hydrocarbons, and soil, sand, gravel and rock on or under the above described lands.

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: ~~12/21/2004~~ 1/7/05


Richard E. Ward



Korla M. Ward

STATE OF **COLORADO** NEVADA)
)
) : ss.
)
COUNTY OF Lincoln)

This instrument was acknowledged before me on January 7, 2005 by **Richard E. Ward and Korla M. Ward.**


Notary Public
(My commission expires: 02/03/2008)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated ~~December 21, 2004~~ under Escrow No. **152-2171367.**
January 7, 05

 **LYNDI ANNE POPPE**
Notary Public State of Nevada
No. 04-86691-11
My appt. exp. Feb. 3, 2008

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-030-60
- 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>123625</u>
Book <u>195</u>	Page <u>380</u>
Date of Recording: <u>Jan 12, 2005</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$7,500.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$7,500.00
 Real Property Transfer Tax Due: \$29.25

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: Trustee of Trust
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard E. Ward and Korla M. Ward
 Address: P.O. Box 615
 City: Caliente
 State: NV Zip: 89008

Print Name: Janice J. Cole, Trustee of the J J Trust, a Montana trust, dated June 23, 2004
 Address: 8075 Rancho Destino Road
 City: Las Vegas
 State: NV Zip: 89123

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

Print Name: First American Title Company of Nevada File Number: 152-2171367 MJ/SKW
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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

Reproduced by First American Title Insurance Rev10/2001

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| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind't |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123625</u>
Book <u>195</u>	Page: <u>380</u>
Date of Recording: <u>Jan 10, 2005</u>	
Notes: _____	

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