

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 JAN 12 PM 12 14

LINCOLN COUNTY RECORDER  
FEE \$24.00 NPPT DEP  
\$14.50  
LESLIE BOUCHERA.P.N.: 001-032-10  
File No: 152-2182158 (MJ)  
R.P.T.T.: \$214.50When Recorded Mail To: Mail Tax Statements To:  
Donald E. Spaulding and Ruthie P. Spaulding  
P.O. Box 687  
Pioche, NV 89043**GRANT, BARGAIN and SALE DEED**

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

Barbara Jean Rose, also known as Barbara Rose, a widow and Thomas G. Pryatel and Deborah Lee Pryatel, husband and wife, and William Michael Raper and Santina Raper, husband and wife, and John Charles Raper and Sydney Raper, husband and wife, and Donald Wayne Raper, an unmarried man, and Catherine Jean Bowman, an unmarried woman

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

Donald E. Spaulding and Ruthie P. Spaulding, 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 1:****Lots 13, 14 and 15 in Book 42 in the Town of Pioche, as said lots and block are delineated on the official plat of Supplement "A" to the town of Pioche now on file in the Office of the County Recorder of said Lincoln County, Nevada.****Parcel 2:****Beginning at a point on the Section Line common to said Sections 15 and 22, from which the North Quarter (N1/4) corner of Section 22 South Quarter (S1/4) corner Section 15) bears North 89°53'32" West, a distance of 415.77 feet; thence North 33°00'21" East a distance of 17.05 feet to the most Northerly point; thence South 56°59'39" East a distance of 100.00 feet to the Northeast Corner of Lot 13 of Block 42; thence following the Northerly line of Lot 13 of Block 42 in a North 89°53'32" West direction a distance of 119.10 feet to the Northwest Corner of Lot 13 of Block 42; thence North 33°00'21" East a distance of 47.64 feet to the point of beginning. Said parcel contains 3,234.50 square feet, (.0743 acres), more or less.**

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: 12/28/2004

Barbara Jean Rose  
Barbara Jean Rose

Thomas G. Pryatel  
Thomas G. Pryatel  
Thomas

Deborah Lee Pryatel  
Deborah Lee Pryatel

William Michael Raper

Santina Raper

John Charles Raper

Sydney Raper

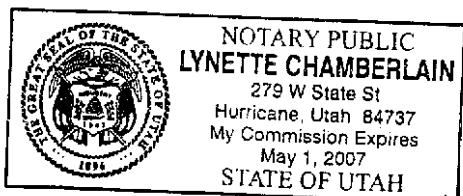
Donald Wayne Raper

Catherine Jean Bowman

STATE OF **UTAH** )  
COUNTY OF Washington ) : ss.

This instrument was acknowledged before me on December 31, 2004 by **Barbara Jean Rose**.

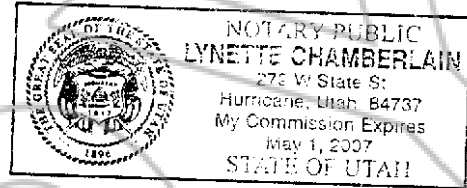
Lynette Chamberlain  
Notary Public  
(My commission expires: 5-1-07)



STATE OF UTAH )  
 )  
COUNTY OF Washington ) : ss.

This instrument was acknowledged before me on  
December 31, 2004 by  
**William G. Pryatel and Deborah Lee Pryatel**  
*Thomas*

*Lynette Chamberlain*  
Notary Public  
(My commission expires: 5-1-07)



STATE OF NEVADA )  
 ) : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
\_\_\_\_\_ by  
**William Michael Raper and Santina Raper.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

STATE OF NEVADA )  
 ) : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on  
\_\_\_\_\_ by  
**John Charles Raper and Sydney Raper.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

STATE OF NEVADA )  
 ) : ss.  
COUNTY OF DOUGLAS )

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Date: 12/28/2004

\_\_\_\_\_  
Barbara Jean Rose

\_\_\_\_\_  
Thomas G. Pryatel

\_\_\_\_\_  
Deborah Lee Pryatel

*William Michael Raper*  
\_\_\_\_\_  
William Michael Raper

*Santina Raper*  
\_\_\_\_\_  
Santina Raper

\_\_\_\_\_  
John Charles Raper

\_\_\_\_\_  
Sydney Raper

\_\_\_\_\_  
Donald Wayne Raper

\_\_\_\_\_  
Catherine Jean Bowman

STATE OF **UTAH** )

COUNTY OF \_\_\_\_\_ )

: **SS.**

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Barbara Jean Rose.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

STATE OF **UTAH** )  
 : **SS.**  
COUNTY OF )  
\_\_\_\_\_

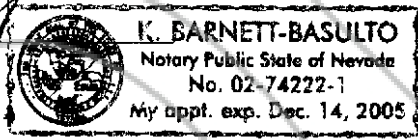
This instrument was acknowledged before me on \_\_\_\_\_ by  
**William G. Pryatel and Deborah Lee Pryatel.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

STATE OF **NEVADA** )  
 : **SS.**  
COUNTY OF **CLARK** )

This instrument was acknowledged before me on 1/10/2005 by  
**William Michael Raper and Santina Raper.**

[Signature]  
Notary Public  
(My commission expires: 12/14/2005 )



STATE OF **NEVADA** )  
 : **SS.**  
COUNTY OF )  
**DOUGLAS**

This instrument was acknowledged before me on \_\_\_\_\_ by  
**John Charles Raper and Sydney Raper.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

STATE OF **NEVADA** )  
 : **SS.**  
COUNTY OF )  
**DOUGLAS**

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Barbara Jean Rose

\_\_\_\_\_  
William G. Pryatel

\_\_\_\_\_  
Deborah Lee Pryatel

\_\_\_\_\_  
William Michael Raper

\_\_\_\_\_  
Santina Raper

\_\_\_\_\_  
*John Charles Raper*  
John Charles Raper

\_\_\_\_\_  
*Sydney Raper*  
Sydney Raper

\_\_\_\_\_  
*Donald Wayne Raper*  
Donald Wayne Raper  
*Donald Wayne Raper*

\_\_\_\_\_  
Catherine Jean Bowman

STATE OF **UTAH** )  
 )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Barbara Jean Rose.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

STATE OF **UTAH** )  
 : **ss.**  
COUNTY OF )  
\_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by  
**William G. Pryatel and Deborah Lee Pryatel.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)


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

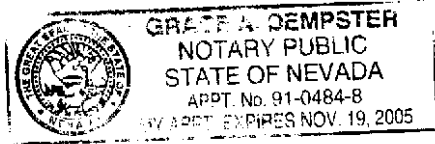
This instrument was acknowledged before me on \_\_\_\_\_ by  
**William Michael Raper and Santina Raper.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

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

This instrument was acknowledged before me on JANUARY 4, 2005 by  
**John Charles Raper and Sydney Raper.**

  
Notary Public  
(My commission expires: 11-19-05)



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





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Date: 12/28/2004

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Barbara Jean Rose

\_\_\_\_\_  
William G. Pryatel

\_\_\_\_\_  
Deborah Lee Pryatel

\_\_\_\_\_  
William Michael Raper

\_\_\_\_\_  
Santina Raper

\_\_\_\_\_  
John Charles Raper

\_\_\_\_\_  
Sydney Raper

\_\_\_\_\_  
Donald Wayne Raper

*Catherine Jean Bowman*  
\_\_\_\_\_  
Catherine Jean Bowman

STATE OF **UTAH** )  
 ) : **ss.**  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Barbara Jean Rose.**

\_\_\_\_\_  
Notary Public  
(My commission expires:  
\_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by

**Donald Wayne Raper.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

STATE OF CALIFORNIA )  
: ss.

COUNTY OF Los Angeles )  
\_\_\_\_\_

This instrument was acknowledged before me on 01.05.2005 by

**Cathrine Jean Bowman.**

J. J. Jensen  
Notary Public  
(My commission expires: \_\_\_\_\_ )

*Acknowledgment  
attached*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 28, 2004** under Escrow No. **152-2182158.**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California }  
County of Los Angeles } ss.

On 01 05 2005, before me, J.L. Hansen, Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Catherine Jean Bowman  
Name(s) of Signer(s)

personally known to me  
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above J. L. Hansen Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: 01 05 2005 Number of Pages: 1

Signer(s) Other Than Named Above: None

**Capacity(ies) Claimed by Signer**

Signer's Name: Catherine Jean Bowman

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: Catherine Jean Bowman



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-032-10
- 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>123626</u>
Book <u>195</u>	Page: <u>384-394</u>
Date of Recording:	<u>Jan 12, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$55,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ )  
 Transfer Tax Value: \$55,000.00  
 Real Property Transfer Tax Due \$214.50

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: Barbara Jean Rose Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Barbara Jean Rose, et.al.  
 Address: 6939 Foothill Drive  
 City: Hurricane  
 State: UT Zip: 84737

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Donald E. Spaulding and Ruthie P. Spaulding  
 Address: P.O. Box 687  
 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: 152-2182158 MJ/SKW  
 Address 768 Aultman Street  
 City: Ely State: NV Zip: 89301

**STATE OF NEVADA  
DECLARATION OF VALUE**

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- c) \_\_\_\_\_
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- f)  Comm' lnd'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>1236216</u>
Book <u>195</u>	Page: <u>384-394</u>
Date of Recording:	<u>Jan 12, 2005</u>
Notes:	_____

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

\$55,000.00

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

Transfer Tax Value: \$55,000.00

Real Property Transfer Tax Due \$214.50

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Signature: [Signature] Capacity: \_\_\_\_\_  
 Signature: [Signature] Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Barbara Jean Rose, et.al.

Print Name: Donald E. Spaulding and Ruthie P. Spaulding

Address: 6939 Foothill Drive

Address: P.O. Box 687

City: Hurricane

City: Pioche

State: UT Zip: 84737

State: NV Zip: 89043

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Print Name: First American Title Company of Nevada File Number: 152-2182158 MJ/SKW

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

**STATE OF NEVADA  
DECLARATION OF VALUE**

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- e)  Apt. Bldg.
- f)  Comm' Wnd'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123624</u>
Book	<u>195</u> Page: <u>384-394</u>
Date of Recording:	<u>Jan 12, 2005</u>
Notes:	_____

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

\$55,000.00

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

Transfer Tax Value: \$55,000.00

Real Property Transfer Tax Due \$214.50

4. If Exemption Claimed:

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Signature: *John Charles Lopez* Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Barbara Jean Rose, et.al.

Address: 6939 Foothill Drive

City: Hurricane

State: UT Zip: 84737

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Donald E. Spaulding and Ruthie P. Spaulding

Address: P.O. Box 687

City: Pioche

State: NV Zip: 89043

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Signature: *Barbara Jean Rose* Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Barbara Jean Rose, et.al.

Address: 6939 Foothill Drive

City: Hurricane

State: UT Zip: 84737

**BUYER (GRANTEE) INFORMATION**  
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Print Name: Donald E. Spaulding and Ruthie P. Spaulding

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

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- g)  Agricultural
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- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123626</u>
Book	<u>195</u> Page: <u>384-394</u>
Date of Recording:	<u>Jan 17, 2005</u>
Notes:	_____

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

\$55,000.00

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

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

\$55,000.00

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

\$214.50

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Signature: Donald E. Spaulding Capacity: \_\_\_\_\_  
 Signature: Ruthie P. Spaulding Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Barbara Jean Rose, et.al.  
 Address: 6939 Foothill Drive  
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Print Name: Donald E. Spaulding and Ruthie P. Spaulding  
 Address: P.O. Box 687  
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 State: NV Zip: 89043

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