

FILED FOR RECORDING  
AT THE REQUEST OF

A.P. No. 002-062-05  
Escrow No. 103-217775-DMR/BJF  
R.P.T.T. \$117.00

First American Title  
2005 JAN 12 PM 12 28

WHEN RECORDED MAIL TO:  
Tracy V Lee and Melissa E. Lee  
P.O. Box 539  
Mesquite, NV 89024

LINCOLN COUNTY CLERK  
FEE \$11.00 NRPFF  
LESLIE BOONER

MAIL TAX STATEMENT TO:  
Tracy V Lee  
P.O. Box 539  
Mesquite, NV 89024

### **GRANT, BARGAIN and SALE DEED**

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

Charles W. Westek successor trustee of the Walter W. Westek and Eunice L. Westek Trust Agreement dated July 18, 1997 and Charles W. Westek and Cecelia Westek, husband and wife as joint tenants

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

Tracy V Lee and Melissa E. Lee, husband and wife as community property with right of survivorship

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

**A portion of Lot Numbered Three (3) in Block Numbered Thirty-eight (38) in the town of Panaca, Bounded and described as follows, to -wit:**

**Beginning at the Southeast corner of lot 3 and running thence North along the easterly line of said lot 3 a distance of 86 feet, thence running at right angles West a distance of 131 feet, thence running at right angles south a distance of 86 feet to the south boundary line of said lot 3, thence running east along the south boundary line of said lot 3 a distance of 131 feet to the place of beginning.**

**Note: The above description appeared previously in that certain document recorded February 12, 1979 in book 29 page 36 as file 63704.**

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: 11/22/2004

Walter W. Westek and Eunice L. Westek, as Trustees, under the Wlter W. Westek and Eunice L. Westek Revocable Inter Vivos Trust Agreement dates July 18, 1997

Charles W. Westek  
Charles W. Westek

Charles W. Westek, trustee  
Charles W. Westek, Successor Trustee

Cecelia Westek  
Cecelia Westek

STATE OF                    )  
                                      : ss.  
COUNTY OF                )

This instrument was acknowledged before me on  
Dec 12 2004 by  
**Charles W. Westek, successor trustee of the  
Walter W. Westek and Eunice L. Westek Trust  
Agreement dated July 18, 1997 and Charles  
W. Westek and Cecelia Westek.**

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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/22/2004 under Escrow No. 103-2177775

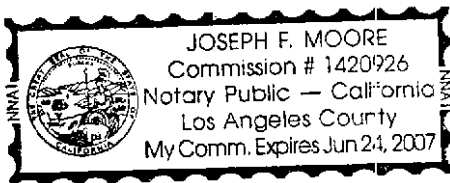
**ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of LOS ANGELES } ss.

On December 17, 2004 before me, JOSEPH F. MOORE  
(DATE) (NOTARY)  
personally appeared CHARLES W. WESTEK + CECILIA R. WESTEK  
SIGNER(S)

personally known to me - OR -  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.

*Joseph F. Moore*  
NOTARY'S SIGNATURE

**OPTIONAL INFORMATION**

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

**CAPACITY CLAIMED BY SIGNER (PRINCIPAL)**

**DESCRIPTION OF ATTACHED DOCUMENT**

- INDIVIDUAL
- CORPORATE OFFICER

GRANT, BARGAIN + SALE DEED  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
TITLE(S)

- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

\_\_\_\_\_  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(IES)

\_\_\_\_\_  
OTHER

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 002-062-05  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Single Fam. Res |
| 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'l               |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                |
| i) <input type="checkbox"/> Other _____  |  |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123628</u>
Book	<u>195</u> Page: <u>404</u>
Date of Recording:	<u>JAN 12, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$30,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$30,000.00  
 Real Property Transfer Tax Due \$117.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature] Capacity: Buyer

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

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

Print Name: Walter Westek and Eunice Westek  
 Address: 808 Milan Avenue  
 City: South Pasadena  
 State: CA Zip: 91030

Print Name: Tracy V Lee & Melissa E. Lee  
 Address: P.O. Box 539  
 City: Mesquite  
 State: NV Zip: 89024

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

Print Name: First American Title Company of Nevada File Number: 103-2177775 DMR/MTD  
 Address: 315 Calais Drive, Suite A  
 City: Mesquite State: NV Zip: 89027

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

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- b) \_\_\_\_\_
- c) \_\_\_\_\_
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- 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 \_\_\_\_\_

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( \$ \_\_\_\_\_ )

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Signature: Charles W. Westek

Capacity: Grantor

Signature: Cecilia Westek

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Charles W. Westek

Print Name: Tracy V Lee & Melissa E. Lee

Address: 808 Milan Avenue

Address: P.O. Box 539

City: South Pasadena

City: Mesquite

State: CA Zip: 91030

State: NV Zip: 89024

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