

1 2 3 6 5 6

A.P.N.: 006-241-65  
File No: 152-2166911 (MJ)  
R.P.T.T.: \$97.50

FILED FOR RECORDING  
AT THE REQUEST OF

*First American Title*

2005 JAN 19 PM 1 46

LINCOLN COUNTY RECORDER  
FEE 15.00 <sup>8.00</sup> 27.50 DEPOS  
LESLIE BOUCHER

When Recorded Mail To: and Mail Tax Statements To:  
Richard P. Berni and Lisa A. Berni  
6701 Buckskin Drive  
Las Vegas, NV 89108

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

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

Nielan Grayson and Marilyn Grayson, husband and wife

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

Richard P. Berni and Lisa A. Berni, 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:

**That portion of the East 1/2 of the Southwest 1/4 of Section 35, Township 2 North, Range 69 East, M.D.B. & M. in Eagle Valley, Lincoln County, Nevada. Further described as,**

**Parcel "C" of Subsequent Parcel Map with Lots A, B, & C recorded February 22, 1994 in Plat Book "A", Page 407 as File No. 101567, filed in the Office of the County Recorder, Lincoln County, Nevada.**

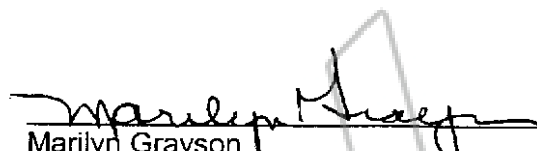
Subject to

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.

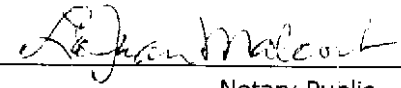
Date: 12/09/04

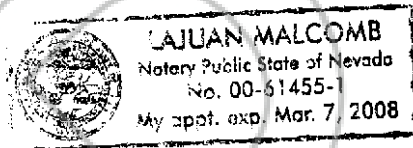
  
Nielan Grayson

  
Marilyn Grayson

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

This instrument was acknowledged before me on Dec 23, 2004 by **Nielan Grayson and Marilyn Grayson.**

  
Notary Public  
(My commission expires: 3-7-08 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 27, 2004** under Escrow No. **152-2166911**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-241-65
- 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>123656</u>
Book <u>195</u>	Page: <u>502-503</u>
Date of Recording:	<u>Jan 19, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$25,000.00

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

Transfer Tax Value: \$25,000.00

Real Property Transfer Tax Due: \$97.50

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: *Nielan Grayson* Capacity: *Seller*  
 Signature: *Richard P. Berni* Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Nielan Grayson and Marilyn Grayson

Print Name: Richard P. Berni and Lisa A. Berni

Address: 3333 Blue Diamond Road Sp #13

Address: 6701 Buckskin Drive

City: Las Vegas

City: Las Vegas

State: NV Zip: 89139

State: NV Zip: 89108

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

Print Name: First American Title Company of Nevada  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151049

File Number: 152-2166911 MJ/MJ

City: Ely

State: NV Zip: 89315

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 006-241-65  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input 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 # 123656  
 Book 195 Page: 502-503  
 Date of Recording: Jan 19, 2005  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$25,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$25,000.00  
 Real Property Transfer Tax Due \$97.50

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

Signature: [Handwritten Signature] Capacity: Buyer

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

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

Print Name: <u>Nielan Grayson and Marilyn Grayson</u>	Print Name: <u>Richard P. Berni and Lisa A. Berni</u>
Address: <u>3333 Blue Diamond Road Sp #13</u>	Address: <u>6701 Buckskin Drive</u>
City: <u>Las Vegas</u>	City: <u>Las Vegas</u>
State: <u>NV</u> Zip: <u>89139</u>	State: <u>NV</u> Zip: <u>89108</u>

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

Print Name: First American Title Company of Nevada File Number: 152-2166911 MJ/MJ  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151049  
 City: Ely State: NV Zip: 89315

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

0007 195 505