

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 JAN 20 PM 2 25

LINCOLN COUNTY RECORDER  
FEE \$15.00  
APPT. 310.00 DEPT  
LESLIE BOUCHNER

A.P.N.: 003-083-04  
File No: 152-2176730 (MJ)  
R.P.T.T.: \$370.50

When Recorded Mail To: Mail Tax Statements To:  
Thomas Floyd Casey and Shawna Marie Casey  
P.O. Box 34  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

K. Anthony Edwards and Peggy Edwards, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Thomas Floyd Casey and Shawna Marie Casey, 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:

**Lot 3, Block 15, in the City of Caliente, as shown on the revised official plat of the City of Caliente, of record in the Office of the County Recorder of 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: 11/21/2004

*K. Anthony Edwards*

K. Anthony Edwards

*Peggy Edwards*

- Peggy Edwards

STATE OF NEVADA )

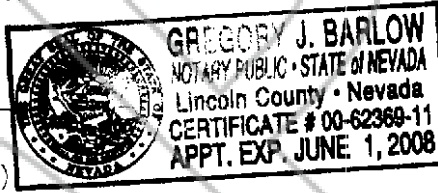
: ss.

COUNTY OF LINCOLN )

This instrument was acknowledged before me on Apr 26, 2004 by K. Anthony Edwards and Peggy Edwards

*Gregory J. Barlow*  
Notary Public

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 21, 2004** under Escrow No. **152-2176730**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-083-04  
 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>123658</u>
Book	<u>196</u> Page: <u>3-4</u>
Date of Recording:	<u>Jan 20, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$95,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$95,000.00  
 Real Property Transfer Tax Due \$370.50

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

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

Print Name: K. Anthony Edwards and Peggy Edwards  
 Address: P.O. Box 1121  
 City: Caliente  
 State: NV Zip: 89008

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

Print Name: Thomas Floyd Casey and Shawna Marie Casey  
 Address: ~~5638 Leggett Road~~ PO Box 34  
 City: ~~Las Vegas~~ Caliente  
 State: NV Zip: ~~89149~~ 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2176730 MJ/SKW  
 Address: 768 Aultman Street  
 City: Ely State: NV Zip: 89301

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-083-04
- 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 \_\_\_\_\_

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Signature: Shawna Casey Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: K. Anthony Edwards and Peggy Edwards  
 Address: P.O. Box 1121  
 City: Caliente  
 State: NV Zip: 89008

Print Name: Thomas Floyd Casey and Shawna Marie Casey  
 Address: ~~5050 Leggett Road~~ P.O. Box 34  
 City: ~~Las Vegas~~ CALIENTE NV  
 State: NV Zip: ~~89149~~ 89008

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

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