

FILED FOR RECORDING  
AT THE REQUEST OF

A.P. No. 006-041-49  
Escrow No. 119-2174488-ARB/BJF  
R.P.T.T. \$~~0.00~~ 39.00

First American Title

2005 JAN 24 PM 4 10

WHEN RECORDED RETURN TO:

Max Anthony Mitchell  
281 Happy Lane  
Pahrump, NV 89048  
MAIL TAX STATEMENTS TO:  
281 Happy Lane  
Pahrump, NV 89048

LEWIS & CLARK  
FEE \$15.00  
LEWIS & CLARK

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Thomas R. Byrne, Successor Trustee of  
The Thomas R. Byrne Family Trust u/a/d November 24, 1975

do(es) hereby GRANT, BARGAIN and SELL to

Max Anthony Mitchell, an unmarried man

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

**The South half (S1/2) of the Southwest Quarter (SW1/4) of U.S. Government Lot numbered Nine (9) in Section 2, Township 4 North, Range 67 East, M.D.B. & M.**

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: 01/04/2005

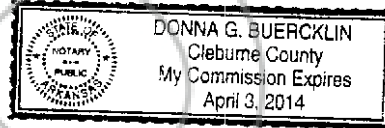
The Thomas R. Byrne Family Trust u/a/d  
November 24, 1975

Thomas R. Byrne Trustee  
Thomas R. Byrne, Trustee (Successor)

STATE OF ~~NEVADA~~ ) Arkansas  
: ss.  
COUNTY OF ~~CLARK~~ ) Cleburne

This instrument was acknowledged before me on  
1-12-2005 by  
Thomas R. Byrne, Successor Trustee

Donna G. Buercklin  
Notary Public  
(My commission expires: 4-3-14 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
01/04/2005 under Escrow No. 119-2174488

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-041-49
- 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>123675</u>
Book	<u>196</u> Page: <u>87-88</u>
Date of Recording:	<u>Jan 24, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 9,800

Transfer Tax Value: 17 \$ 9,800

Real Property Transfer Tax Due \$39

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: N/A
- b. Explain reason for exemption: ~~to be transferred~~

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: Grantee

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: ~~Thomas R. Byrne~~ Trustee

Address: 95 Venture Lane

City: Heber Springs

State: AR Zip: 72543

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Max Anthony Mitchell

Address: 281 Happy Lane

City: Rahrumf

State: NV Zip: 89048

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

Print Name: First American Title Company of Nevada File Number: 119-2174488 ARB/np

Address 7201 West Lake Mead Boulevard, Suite 212

City: Las Vegas State: NV Zip: 89128

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

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