

1 2 3 6 8 1

A.P.N.: 001-082-01
File No: 152-2173619 (MJ)
R.P.T.T.: \$245.70

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 JAN 26 PM 2 33

LINCOLN COUNTY RECORDER
FEE 15.00 *BPTT* 245.70 DEP *an*
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
John S. Henderson & Windy Ashburn
5885 North Dapple Gray Road
Las Vegas, NV 89149

GRANT, BARGAIN and SALE DEED

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

The Lincoln County School District

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

John S. Henderson, an unmarried man and Windy Ashburn, an unmarried woman as joint tenants with right of survivorship

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

Lot 1 of Parcel Map of Block 12 prepared for Lincoln County School District recorded May 25, 2004 as File No. 122389 in Plat Book "C", Page 51, located within the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 22, Township 1 North, Range 67 East, M.D.M., 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: 01/14/2005

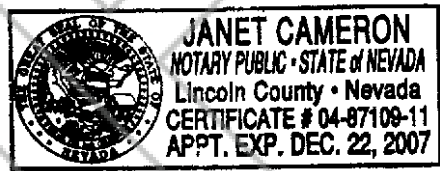
The Lincoln County School District

C.M. Hardy
By: C.M. Hardy, Superintendent

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

This instrument was acknowledged before me on *January 21, 2005* by **C.M. Hardy.**

Janet Cameron
Notary Public
(My commission expires: *Dec 22, 07*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 14, 2005** under Escrow No. **152-2173619**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-082-01
- 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'Vnd'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123681</u>
Book	<u>196</u> Page: <u>107-108</u>
Date of Recording:	<u>1/26/05</u>
Notes:	_____

3. Total Value/Sales Price of Property: _____

\$62,600.00

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

Transfer Tax Value: _____

\$62,600.00

Real Property Transfer Tax Due _____

\$245.70

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: EM Hardy Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Lincoln County School District

Print Name: John S. Henderson

Address: P.O. Box 118

Address: 5885 North Dapple Gray Road

City: Panaca

City: Las Vegas

State: NV Zip: 89042

State: NV Zip: 89149

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

Print Name: First American Title Company of Nevada File Number: 152-2173619 MJ/SKW

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

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

Reproduced by First American Title Insurance Rev 10/2001

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Signature: [Signature] Capacity: Buyer
 Signature: [Signature] Capacity: Buyer

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