

123757

A.P.N.: 004-041-24  
File No: 152-2162059 (MJ)  
R.P.T.T.: \$117.00

FILED FOR RECORDING  
AT THE REQUEST OF

*First American Title*

2005 FEB 7 PM 1 55

LINCOLN COUNTY RECORDER  
FEE 15.00 RPTT 117.00 DEPOS  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Gordon U. Foster and Deborah L. Pensinger  
6218 Shenandoah Ave  
Las Vegas, NV 89156-4749

**GRANT, BARGAIN and SALE DEED**

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

Peggy Hunsaker, a widow

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

Gordon U. Foster and Deborah L. Pensinger, 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 Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of of Section 5, Township 7 South, Range 61 East, M.D.B.&M., described as follows:**

**Commencing at the southwest corner of the NE1/4 of the SW1/4 of Section 5, Township 7 South, Range 61 East, M.D.B.&M., thence running due east along the south line of said NE1/4 of SW1/4 a distance of 910 feet, more or less, to the west line of Main Street at the northeast corner of Lot 1, Block 46, Alamo Townsite on file in the Office of the County Recorder of Lincoln County;  
Running thence North 1°23' West along the west side of said Main Street and the projection thereof a distance of 440 feet;  
Thence South 88°37' West a distance of 125 feet to the true point of beginning;  
Continuing thence South 88°37' West a distance of 125 feet;  
Thence South 1°23' East, 100 feet;  
Thence North 88°37' East 125 feet;  
Thence North 1°23' West 100 feet to the point of beginning.**

**NOTE: The above metes and bounds legal description previously appeared in document recorded February 13, 1987 in Book 73, page 569 as Document No. 86237 in the Office of the County Recorder, Lincoln County, Nevada.**

Subject to

BOOK 196 PAGE 397

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.

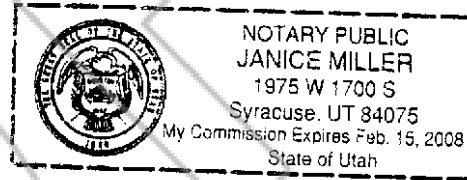
Date: 11/08/2004

*Peggy Hunsaker*  
 Peggy Hunsaker

STATE OF **UTAH** )  
 ) : ss.  
 COUNTY OF Davis )

This instrument was acknowledged before me on 11/31/05 by **Peggy Hunsaker**.

*Janice Miller*  
 Notary Public  
 (My commission expires: 2-15-2008 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 08, 2004** under Escrow No. **152-2162059**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-24
- 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'W/nd'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123757</u>
Book <u>196</u>	Page <u>397-398</u>
Date of Recording:	<u>Feb 7, 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: \_\_\_\_\_ %

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: Peggy Hunsaker Capacity: GRANTOR  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Peggy Hunsaker  
 Address: 3866 Augusta Dr.  
 City: Syracuse  
 State: UT Zip: 84075

Print Name: Gordon U. Foster and Deborah L. Pensinger  
 Address: 6218 Shenandoah Ave  
 City: Las Vegas  
 State: NV Zip: 89156-4749

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

Print Name: First American Title Company of Nevada File Number: 152-2162059 MJ/SKW  
 Address 768 Aultman Street  
 City: Ely State: NV Zip: 89301

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

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Signature: [Signature] Capacity: Buyer

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

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

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 Address: 3866 Augusta Dr.  
 City: Syracuse  
 State: UT Zip: 84075

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

Print Name: Gordon U. Foster and Deborah L. Pensinger  
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 City: Las Vegas  
 State: NV Zip: 89156-1749

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