

123771

A.P.N.: Portion of 013-150-22 and 013-160-01  
File No: 152-2187731 (MJ)  
R.P.T.T.: \$780.00

FILED FOR RECORDING  
AT THE REQUEST OF  
*First American Title*  
2005 FEB 11 PM 3 01  
LINCOLN COUNTY RECORDER  
FEES: *15.00* *20.00* *780.00* *DEP*  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
JOER Properties, LLC  
P.O. Box 357  
Pioche, NV 89043

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

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

Bill Oesterle and Shirlee Hansen, husband and wife

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

JOER Properties, LLC, a Nevada Limited Liability Company

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

**That portion of Sections 10, 11 and 15, Township 3 South, Range 67 East, M.D.B. & M., Lincoln County, Nevada, described as follows:**

**Parcel 2 of Parcel Map for Bill Oesterle and Shirlee Hansen recorded January 18, 2005 in Plat Book C, Page 98 as File No. 123653 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: 02/04/2005

*Bill Oesterle*

Bill Oesterle

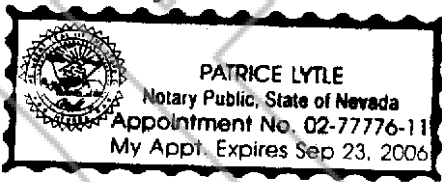
*Shirlee Hansen*

Shirlee Hansen

STATE OF NEVADA )  
 ) ss.  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on February 8, 2005 by Bill Oesterle and Shirlee Hansen.

*Patrice Lytle*  
Notary Public  
(My commission expires: \_\_\_\_\_)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated February 04, 2005 under Escrow No. 152-2187731.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) Portion of 013-150-22 \_\_\_\_\_  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |   |
|--|---|
| a) <input checked="" 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 #	123771
Book	196 Page: 431
Date of Recording:	2/11/05
Notes:	

3. Total Value/Sales Price of Property: \$200,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$200,000.00  
 Real Property Transfer Tax Due \$780.00

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: Joseph T. Rossie Capacity: Buyer MANAGER  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Bill Oesterle and Shirlee Hansen  
 Address: P. O. Box 1066  
 City: Caliente  
 State: NV Zip: \_\_\_\_\_

Print Name: JOER Properties, LLC  
 Address: P.O. Box 357  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2187731 MJ/MJ  
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 153049  
 City: Ely State: NV Zip: 89315

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

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DECLARATION OF VALUE**

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- 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 \_\_\_\_\_

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Document/Instrument #	<u>123771</u>
Book <u>196</u>	Page: <u>431-432</u>
Date of Recording:	<u>2/11/05</u>
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