

123828

THIS DOCUMENT WAS EXECUTED IN COUNTERPART AND REASSEMBLED TO CONSTITUTE A SINGLE CONVEYANCE OF TITLE

FILED FOR RECORDING AT THE REQUEST OF

SPACE FOR RECORDERS USE

Cow County Title

2005 FEB 18 PM 2:12

LINCOLN COUNTY RECORDER  
FEE 6.00 869.70 DEP  
LESLIE BOUCHER

APN: 006-241-24  
RPTTS \$11,137.30  
WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:  
ROSEMARY TENBROEK  
11040 RANCHO DESTINO ROAD  
LAS VEGAS, NV 89123

ESCROW NO: 00002604-040-MP

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Dustin Cole and Darrin Cole For a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to:

Rosemary TenBroek, an unmarried woman all that real property situated in the City of Pioche, County of Lincoln, State of NEVADA, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

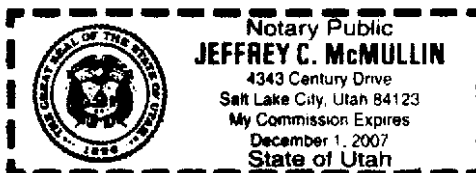
\_\_\_\_\_  
Dustin Cole

*Darrin Cole*  
\_\_\_\_\_  
Darrin Cole

STATE OF ~~NEVADA~~ <sup>Utah</sup> } SS:  
COUNTY OF ~~LINCOLN~~ <sup>Salt Lake</sup>

This instrument was acknowledged before me on 12-8-2004  
By ~~Dustin Cole and~~ Darrin Cole

*Jeffrey C. McMullin*  
\_\_\_\_\_  
Notary Public



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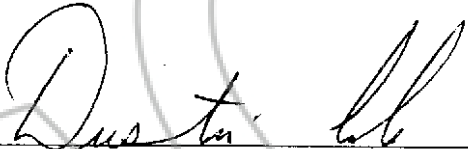
**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Dustin Cole and Darrin Cole  
For a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant,  
Bargain, Sell and Convey to:

Rosemary TenBroek, an unmarried woman  
all that real property situated in the City of Pioche, County of Lincoln, State of NEVADA,  
described as follows:

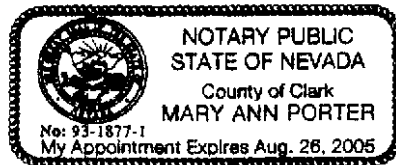
See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.



Dustin Cole

Darrin Cole



STATE OF NEVADA  
COUNTY OF LINCOLN

} SS:

This instrument was acknowledged before me on Dec 7 2004,  
By Dustin Cole and Darrin Cole

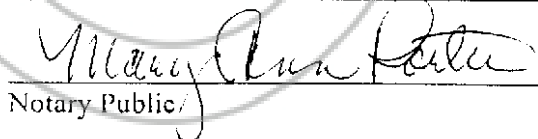
  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19030227

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

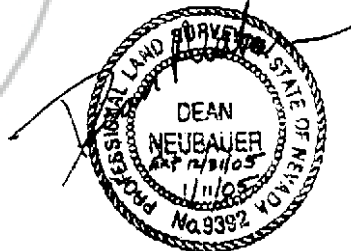
That portion of the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.&M., Lincoln County, Nevada, more particularly described as follows:

A parcel of land which is a portion of Lot 4 (Book N1, Page 61, Document No. 43761) in Ursine also known as the "Eagle Valley Settlement". Beginning at the Northeast corner whence the Northeast corner of said Lot 4 bears South 70°29' East, 250.00 feet, this beginning point is also the Northwest corner of the Easterly 250 feet of said Lot 4 as described in a Deed in Book 01, page 30 under Document No. 49006; thence North 70°29' West, 300.00 feet along the North line of said Lot 4 to the Northwest corner of this parcel and the Northeast corner of the land in a Deed in Book 28, Page 446 under Document No. 63525; thence South 13°22' West, 289.89 feet along the East line of said land in Book 28, Page 446 to the Southwest corner of this parcel and the South line of said Lot 4; thence North 82°08' East, 67.79 feet along the South line of said Lot 4, also being the North line of the County Lane, to a corner of this parcel and of said Lot 4; thence South 72°25' East, 239.50 feet continuing along the South line of said Lot 4 and the North line of the County Lane to the Southeast corner of this parcel and the Southwest corner of the land in above said Book 01, Page 30, thence North 18°17'18" East, 250.63 feet along the West line of the said land in Book 01, Page 30 to the North line of said Lot 4 and the point of beginning.

The basis of bearings for this legal is South 70°29' East, being the South line of Lot 3 in Ursine as shown in a Deed recorded March 14, 1966 under Document No. 43761 in Book N1, Page 63.

ASSESSOR'S PARCEL NUMBER FOR 2004 - 2005: 06-241-24

Dean Neubauer, P.L.S.  
Nevada No. 9392



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 006-241-24 \_\_\_\_\_
- 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'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: 197 Page: 97-98  
 Date of Recording: 2/18/05  
 Notes: 123828

**3. Total Value/Sales Price of Property:**

\$223,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$223,000.00

Real Property Transfer Tax Due: ~~\$1137.30~~ 869.70

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 parties agree that 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 *Dustin Cole* Capacity Grantor  
 Dustin Cole

Signature \_\_\_\_\_ Capacity Grantee  
 Rosemary TenBroek

**SELLER (GRANTOR) INFORMATION**  
(Required)

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Dustin Cole  
 Address: P. O. Box 246  
 City: Pioche  
 State: NV Zip: 89043

Print Name: Rosemary TenBroek  
 Address: 11040 Rancho Destino Rd.  
 City: Las Vegas.  
 State: NV Zip: 89123

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

Print Name: Community Title Services of Nevada LLC Escrow #: 2604-040-MP  
 Address: 555 N. Maryland Parkway-  
 City: Las Vegas State: Nevada Zip: 89101

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004**