

1 2 3 8 6 4

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 FEB 28 AM 11 42

LINCOLN COUNTY RECORDER
FEE 15.00 ^{FPA} 253.50 DEP *an*
LESLIE BOUGHER

A.P.N.: 002-152-20
File No: 152-2188718 (MJ)
R.P.T.T.: \$253.50

When Recorded Mail To: Mail Tax Statements To:
Rebecca P. Cox
P.O. Box 845
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Kevin J. Phillips, Successor Trustee of The Phillips Family Trust dated the 30th day of April, 1993

do(es) hereby GRANT, BARGAIN and SELL to

Rebecca P. Cox, an unmarried woman

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

That portion of Lot 2, Block 35, Town of Panaca on the Northwest Quarter (NW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B. & M., Lincoln County, Nevada described as follows:

Parcel 1 of Parcel Map for The Phillips Family Trust recorded April 22, 2004 in Plat Book C, Page 36 as File No. 122183.


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: 02/17/2005

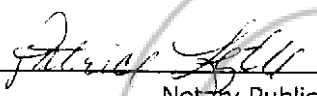
Kevin J. Phillips, Successor Trustee of The
Phillips Family Trust dated the 30th day of
April, 1993



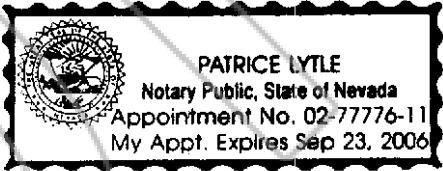
Kevin J. Phillips, Successor Trustee

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

This instrument was acknowledged before me on Feb. 23, 2005 by Kevin
J. Phillips.



Notary Public
(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 17, 2005 under Escrow No. **152-2188718**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-152-20
- 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>1238641</u>
Book	<u>197</u> Page: <u>257-258</u>
Date of Recording:	<u>Feb 28, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$65,000.00

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

Transfer Tax Value: \$65,000.00

Real Property Transfer Tax Due \$253.50

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: *Kevin Phillips* Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Kevin J. Phillips, Successor Trustee of
The Phillips Family Trust dated the 30th
day of April, 1993

Print Name: _____

Address: P.O. Box 1

City: Caliente

State: NV Zip: 89001

Rebecca P. Cox

Print Name: _____

Address: P.O. Box 845

City: Panaca

State: NV Zip: 89042

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

Print Name: First American Title Company of Nevada File Number: 152-2188718 MJ/SKW

Address 768 Aultman Street

City: Ely State: NV Zip: 89301

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\$

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Real Property Transfer Tax Due _____

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Signature: Rebecca P. Cox Capacity: _____

Signature: _____ Capacity: _____

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