

124143

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 MAR 29 PM 4 00

LINCOLN COUNTY RECORDER  
FEE 15.00, 36.00 DEP *all*  
LESLIE BOUCHER

A.P.N.: 005-251-19  
File No: 152-2197165 (MJ)  
R.P.T.T.: \$156.00

When Recorded Mail To: Mail Tax Statements To:  
Donald M. Abley and Mary Ann Sharp-Abley  
9716 Trail Rider Drive  
Las Vegas, NV 89117

**GRANT, BARGAIN and SALE DEED**

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

Shane A. Murphy and Jami L. Teer-Murphy, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Donald M. Abley and Mary Ann Sharp-Abley, 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:

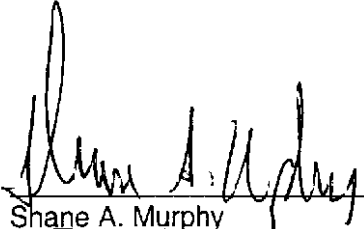
**Parcel 1C of Subsequent Parcel Map Dividing Parcel One, Plat Book B, Page 363, Lincoln County, Nv Records for Richard Moser and Allison Newlon recorded November 3, 2003 in Plat Book C, page 12 as File No. 121195, lying within the Northeast Quarter (NE1/4) Southeast Quarter (SE1/4) of Section 25, Township 5 North, Range 65 East, M.D.B. & M., Lincoln County, Nevada.**

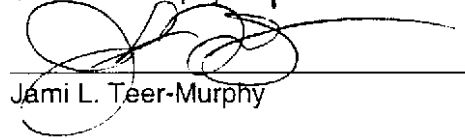
Subject to

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.

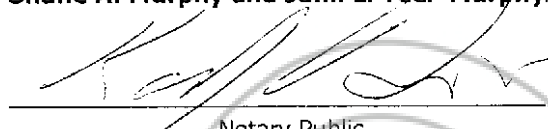
Date: 03/16/2005

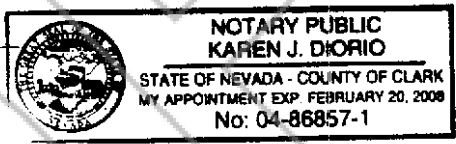
  
 \_\_\_\_\_  
 Shane A. Murphy

  
 \_\_\_\_\_  
 Jami L. Teer-Murphy

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

This instrument was acknowledged before me on 3/17/05 by  
**Shane A. Murphy and Jami L. Teer-Murphy.**

  
 \_\_\_\_\_  
 Notary Public  
 (My commission expires:  
2-20-2008 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 16, 2005** under Escrow No. **152-2197165**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-251-19
- 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>174145</u>
Book	<u>198</u> Page: <u>418-419</u>
Date of Recording:	<u>March 29, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$39,900.00

Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

Transfer Tax Value:

\$39,900.00

Real Property Transfer Tax Due

\$156.00

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: \_\_\_\_\_

Capacity: SELLER

Signature: \_\_\_\_\_

Capacity: SELLER

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Print Name: Shane A. Murphy and Jami L. Teer-Murphy

Print Name: Donald M. Abley and Mary Ann Sharp-Abley

Address: 302 Butterworth Court

Address: 9716 Trail Rider Drive

City: Henderson

City: Las Vegas

State: NV Zip: 89052

State: NV Zip: 89117

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

Print Name: First American Title Company of Nevada

File Number: 152-2197165 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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 005-251-19  
 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 #	<u>124143</u>
Book <u>198</u>	Page: <u>418-419</u>
Date of Recording: <u>March 29, 2005</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$39,900.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$39,900.00  
 Real Property Transfer Tax Due \$156.00

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: Shane A. Murphy Capacity: \_\_\_\_\_  
 Signature: Mary Ann Sharp-Abley Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Shane A. Murphy and Jami L. Teer-Murphy  
 Address: 302 Butterworth Court  
 City: Henderson  
 State: NV Zip: 89052

(REQUIRED)  
 Print Name: Donald M. Abley and Mary Ann Sharp-Abley  
 Address: 9716 Trail Rider Drive  
 City: Las Vegas  
 State: NV Zip: 89117

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

Print Name: First American Title Company of Nevada File Number: 152-2197165 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