

124289

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 APR 8 PM 3 01

LINCOLN COUNTY RECORDER
FEE 15⁰⁰ ~~15⁰⁰~~ ^{877.50} DEP on
LESLIE BOUCHER

A.P. No. 012-210-17
Escrow No. 103-2191308-DMR/BJF
R.P.T.T. \$877.50

WHEN RECORDED RETURN TO:
James G Bleak and Kodi Bleak
P.O. Box 455
Panaca, NV 89042

MAIL TAX STATEMENTS TO:
James G Bleak and Kodi Bleak
P.O. Box 455
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Lynda H. Michaelsen as her sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

James G Bleak and Kodi Bleak, 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 2 of Parcel Map for James Leo and Kathleen V. Wadsworth recorded July 6, 2004 as File No. 122593, Plat Book C, Page 59, filed in the Office of the County Recorder, 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.

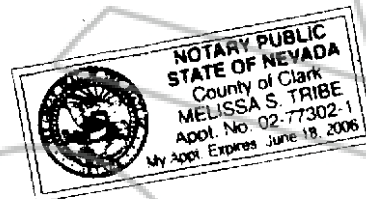
Date: 03/09/2005

Lynda H. Michaelson
Lynda H. Michaelson

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
the March 18, 2005 by
Lynda H. Michaelson.

Melissa S. Tribe
Notary Public
(My commission expires: _____)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/09/2005 under Escrow No. 103-2191308

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 012-210-17
 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>174289</u>
Book	<u>199</u> Page: <u>447-448</u>
Date of Recording:	<u>April 8, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$225,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$225,000.00
 Real Property Transfer Tax Due \$877.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Lynda H. Michaelson Capacity: Seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Lynda H. Michaelson
 Address: 11810 South 2700 West
 City: Riverton
 State: UT Zip: 84065

(REQUIRED)
 Print Name: James G Bleak and Kodi A Bleak
 Address: P.O. Box 455
 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: 103-2191308 DMR/MTD
 Address: 315 Calais Drive, Suite A
 City: Mesquite State: NV Zip: 89027

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

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Signature: Lynda H. Michaelson Capacity: Buyer
 Signature: Kodi A. Bleak Capacity: Buyer

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

Print Name: Lynda H. Michaelson
 Address: 11810 South 2700 West
 City: Riverton
 State: UT Zip: 84065

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