

124425

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 MAY 5 PM 2 07

LINCOLN COUNTY RECORDER  
FEE 15.00 526.50 DEPEN  
LESLIE BOUCHER

A.P.N.: 011-210-14  
File No: 152-2189111 (MJ)  
R.P.T.T.: \$526.50

When Recorded Mail To: Mail Tax Statements To:  
John C. Brown and Ramona Brown  
P.O. Box 656  
Alamo, NV 89001

**GRANT, BARGAIN and SALE DEED**

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

Tyler B. Mason and Amy M. Mason, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

John C. Brown and Ramona Brown, 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 No. 2 as shown on Parcel Map for Karl Schmidt, Clark M. Hardy and Lorna Hardy, and Timothy and Yvonne Mason, filed in the Office of the County Recorder of Lincoln County, on December 21, 1998, in Book B, Page 174 of Plats, as file No. 112049, located ina portion of SE1/4, Section 32, Township 6 South, Range 61 East, M.D.B. & M.**

Subject to

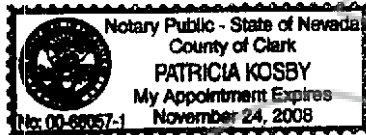
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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: 02/16/2005

Tyler B. Mason  
Tyler B. Mason

Amy M. Mason  
Amy M. Mason



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

This instrument was acknowledged before me on March 28, 2005 by **Tyler B. Mason and Amy M. Mason.**

Patricia Kosby  
Notary Public  
(My commission expires: 11/24/08)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 16, 2005** under Escrow No. **152-2189111.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 011-210-14
- 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>124425</u>
Book	<u>200</u> Page: <u>482-483</u>
Date of Recording:	<u>May 5, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$135,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$135,000.00  
 Real Property Transfer Tax Due \$526.50

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: John C. Brown Capacity: Buyer  
 Signature: Ramona M. Brown Capacity: Buyer

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

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

Print Name: Tyler B. Mason and Amy M. Mason  
 Address: 920 Ashurst Court  
 City: Henderson  
 State: NV Zip: 89015

Print Name: John C. Brown and Ramona Brown  
 Address: P.O. Box 656  
 City: Alamo  
 State: NV Zip: 89001

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

Print Name: First American Title Company of Nevada File Number: 152-2189111 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 Rev10/2001

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