

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 MAY 5 PM 2 09

LINCOLN COUNTY RECORDER
FEET 00 PDH 226.20 DEPCA
LESLIE BOUCHER

A.P.N.: 008-360-05
File No: 152-2202109 (MJ)
R.P.T.T.: \$226.20

When Recorded Mail To: Mail Tax Statements To:
Pete Echaniz and Maria T. Echaniz
282 Seal Court
Henderson, NV 89074

GRANT, BARGAIN and SALE DEED

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

Alan R. Olsen and S. Diane Olsen, husband and wife

do(es) hereby *GRANT, BARGAIN and SELL* to

Pete Echaniz and Maria T. Echaniz, husband and wife as community property with right of survivorship

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

That portion of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 16, Township 7 South, Range 61 East, M.D.B. & M., more particularly described as follows:

Beginning at a point 200.00 feet right of and at right angles to Highway Engineers Station "C" 654 + 00.00 P.O.T., said point of beginning further described as bearing South 11°20'15" West a distance of 1450.18 feet; thence South 73°45'10" West 100.00 feet to a point on the Easterly 100.00 foot right of way line of U.S. Highway 93; thence North 16°14'50" West along said right of way line 545.45 feet; thence North 73°45'10" East at right angles to said right of way line, 479.75 feet to a point on the East line of the Northwest Quarter (NW 1/4) of said Section 16; thence South 00°09'36" West along said line 560.60 feet; thence South 73°45'10" West 219.14 feet to the true point of beginning.

The above metes and bounds description appeared previously in that certain document recorded September 26, 2000 Book 151, Page 21, as Instrument No. 115292.

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: 04/27/2005

COPY

Alan R. Olsen

Alan R. Olsen

S. Diane Olsen

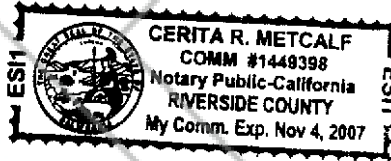
S. Diane Olsen

STATE OF **CALIFORNIA**)
COUNTY OF Riverside) **ss.**

This instrument was acknowledged before me on April 29, 2005 by **Alan R. Olsen and S. Diane Olsen.**

Cerita R. Metcalf
Notary Public

(My commission expires: Nov 4, 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 27, 2005** under Escrow No. **152-2202109**.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

State of California

County of Riverside

On April 29, 2005 before me, Cerita R Metcalf, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Alan R. Olsen, S. Diane Olsen
Name(s) of Signer(s)

personally known to me -OR- proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Cerita R Metcalf
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant, Bargain & Sale Deed

Document Date: 4/27/05 Number of Pages: _____

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Alan R. Olsen

Signer's Name: S. Diane Olsen

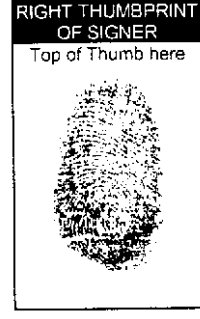
- Individual
- Corporate Officer
- Titles(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

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- Corporate Officer
- Title(s): _____
- Partner - Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: Self



Signer Is Representing: Self



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 008-360-05
- 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>124428</u>
Book <u>201</u>	Page: <u>10-13</u>
Date of Recording: <u>May 5, 2005</u>	
Notes: _____	

3. Total Value/Sales Price of Property: _____

\$58,000.00

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

\$

Transfer Tax Value: _____

\$58,000.00

Real Property Transfer Tax Due _____

\$226.20

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: Alan R. Olsen

Capacity: owner

Signature: S. Diane Olsen

Capacity: owner

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Alan R. Olsen and S. Diane Olsen

Print Name: Pete Echaniz and Maria T. Echaniz

Address: 21360 Como Street

Address: 282 Seal Court

City: Wildomar

City: Henderson

State: CA Zip: 92595

State: NV Zip: 89074

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

Print Name: First American Title Company of Nevada
768 Aultman Street, Ely, NV 89301, P.O. Box

File Number: 152-2202109 MJ/MJ

Address 151048

City: Ely

State: NV Zip: 89315

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

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c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg. f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

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Signature: _____
Signature: _____

Capacity: Pete Echaniz
Capacity: Maria T. Echaniz

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alan R. Olsen and S. Diane Olsen
Address: 21360 Como Street
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State: CA Zip: 92595

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