

124642

A.P.N.: 001-065-11
File No: 152-2201347 (MJ)
R.P.T.T.: \$210.60

FILED FOR RECORDING
AT THE REQUEST OF
First American Title

2005 MAY 17 PM 2 35

LINCOLN COUNTY RECORDER
FEE 16.00 ^{PH} 218.60 DEPA
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Rosemary Loeber
227 Garden Court
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

Sharron Campbell and Binford Campbell, Guardians of the Person and Estate of Margaret Elvin Sommerfrucht, an Adult

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

Rosemary Loeber, an unmarried woman

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

All of Lot Forty (40) and Forty-one (41) in Block Five (5) as shown on the Pioche Mines Consolidated, Inc., Supplement B to the Official Plat of the Town of Pioche, County of Lincoln, State of Nevada, on file and of record in the Office of the County Recorder of 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: 03/25/2005

Sharron Campbell and Binford Campbell,
Guardians of the Person and Estate of
Margaret Elvin Sommerfrucht, an Adult

Sharron Campbell, Guardian
Sharron Campbell, Guardian

Binford Campbell, Guardian

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

This instrument was acknowledged before me on
_____ by

Binford Campbell

Notary Public
(My commission expires: _____)

STATE OF **CALIFORNIA**)
) :SS.
COUNTY OF Orange)

This instrument was acknowledged before me on
April 19, 2005 by
Sharron Campbell

Aurora Aureoles
Notary Public
(My commission expires: Nov 9, 2007)



Sharron Campbell and Binford Campbell,
Guardians of the Person and Estate of
Margaret Elvin Sommerfrucht, an Adult

Sharron Campbell, Guardian

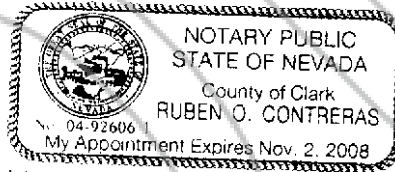
Binford Campbell GUARDIAN OF MARGARET ELVIN SOMMERFRUCHT
Binford Campbell, Guardian

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

This instrument was acknowledged before me on

APRIL 19, 2005 by

Binford Campbell



Ruben O. Contreras

Notary Public

(My commission expires: Nov 02, 2008)

STATE OF **CALIFORNIA**)
)
:SS.
COUNTY OF _____)

This instrument was acknowledged before me on

_____ by
Sharron Campbell

Notary Public
(My commission expires: _____)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-065-11
 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 # 124642
 Book 202 Page: 11-13
 Date of Recording: May 17, 2005
 Notes: _____

3. Total Value/Sales Price of Property: \$54,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$54,000.00
 Real Property Transfer Tax Due \$210.60

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: Barbara C. Hill Capacity: GUARDIAN - GRANTOR
 Signature: _____ Capacity: OF MARGARET ELVIN SOMMERFRUCHT

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sommerfrucht, Estate of Margaret Elvin Print Name: Rosemary Loeber
 Address: 26492 Verdugo Address: 227 Garden Court
 City: Mission Viejo City: Henderson
 State: CA Zip: 92692 State: NV Zip: 89015

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

Print Name: First American Title Company of Nevada File Number: 152-2201347 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box
151048
 City: Ely State: NV Zip: 89315

(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**

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Document/Instrument #	<u>124642</u>
Book	<u>202</u> Page: <u>11-13</u>
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Signature: *Marion Campbell* Capacity: *Grantor*
 Signature: _____ Capacity: *Guardian for Margaret Elvin*
 Signature: _____ Capacity: *Sommerfrucht*

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

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

Print Name: <u>Sommerfrucht, Estate of Margaret Elvin</u>	Print Name: <u>Rosemary Loeber</u>
Address: <u>26492 Verdugo</u>	Address: <u>227 Garden Court</u>
City: <u>Mission Viejo</u>	City: <u>Henderson</u>
State: <u>CA</u> Zip: <u>92692</u>	State: <u>NV</u> Zip: <u>89015</u>

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

Print Name: First American Title Company of Nevada File Number: 152-2201347 MJ/MJ
768 Aultman Street, Ely, NV 89301, P.O. Box
 Address 151048
 City: Ely State: NV Zip: 89315

**STATE OF NEVADA
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- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 124647
 Book 202 Page: 11-13
 Date of Recording: May 17, 2005
 Notes: _____

3. Total Value/Sales Price of Property: _____

\$54,000.00

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

(\$ _____)

Transfer Tax Value: _____

\$54,000.00

Real Property Transfer Tax Due _____

\$210.60

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Signature: _____

Capacity: _____

Signature: Rosmary Loeber

Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Sommerfrucht, Estate of Margaret Elvin

Print Name: Rosemary Loeber

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