

APN 001-092-11

APN 001-092-12

APN \_\_\_\_\_

FILED FOR RECORDING  
AT THE REQUEST OF

*Barbara J. Mason*

2005 MAY 24 AM 11 10

LINCOLN COUNTY RECORDED  
FEE \$171.00 + 25.00 LDP  
LESLIE BOUCHER *LB*

GRANT, BARGAIN AND SALE DEED

Title of Document

Grantees address and mail tax statement:

BARBARA J. MASON

P.O. Box 4

PiOche, Nv. 89043

BOOK 202 PAGE 173

PARCEL NO. 1-092-11

Portion of 1-092-12

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the \_\_\_\_\_ day of \_\_\_\_\_, 1999, by and between JERRY C. COOMBES and BARBARA J. MASON, one third (1/3%) interest, and LARRY M. RICHARDS and JUDITH R. RICHARDS, one third (1/3%) interest, and CHARLES E. COOMBES, one third (1/3%) interest, joint tenants, parties of the first part and hereinafter referred to as "Grantors", and THE GARDEN CLUB, LLC., party of the second part and hereinafter referred to as "Grantee";

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant, bargain and sell unto said Grantee, and to its heirs and assigns forever, the following described lots, pieces or parcels of land situate, lying and being in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

Lots 30 and the Northerly 23.3 feet of Lot 31, in Block 30, as said lots and block are delineated on the Official Map and Plat of the Town of Pioche.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantee, and to its heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

\_\_\_\_\_  
JERRY C. COOMBES

*Barbara J. Mason*  
\_\_\_\_\_  
BARBARA J. MASON

LAW OFFICES  
GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
482 FIFTH STREET - P. O. BOX 5  
ELY, NEVADA 89301  
(775) 289-4422

LAW OFFICES  
GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
482 FIFTH STREET - P. O. BOX 5  
ELY, NEVADA 89301  
(775) 289-4422

Larry M. Richards  
LARRY M. RICHARDS


Judith R. Richards  
JUDITH R. RICHARDS

Charles E. Coombes  
CHARLES E. COOMBES

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

STATE OF Nevada )  
COUNTY OF Lincoln ) ss.

On 24 May, ~~1999~~ <sup>2005</sup>, personally appeared before me, a Notary Public, JERRY C. COOMBES, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that he executed the instrument.

 ALYSON HAMANN  
NOTARY PUBLIC  
STATE OF NEVADA  
APR 16 09 5313-11  
EXPIRES AUG. 26, 2007

Alyson Hamann  
NOTARY PUBLIC

STATE OF Nevada )  
COUNTY OF Lincoln ) ss.

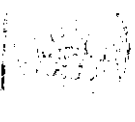
On 24 May, ~~1999~~ <sup>2005</sup>, personally appeared before me, a Notary Public, BARBARA J. MASON, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that she executed the instrument.

 ALYSON HAMANN  
NOTARY PUBLIC  
STATE OF NEVADA  
APR 16 09 5313-11  
EXPIRES AUG. 26, 2007

Alyson Hamann  
NOTARY PUBLIC

STATE OF Nevada )  
COUNTY OF Lincoln ) ss.

On 24 May, ~~1999~~ <sup>2005</sup>, personally appeared before me, a Notary Public, LARRY M. RICHARDS, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that he executed the instrument.

 ALYSON HAMANN  
NOTARY PUBLIC  
STATE OF NEVADA  
APR 16 09 5313-11  
EXPIRES AUG. 26, 2007

Alyson Hamann  
NOTARY PUBLIC

1 STATE OF Nevada )  
2 COUNTY OF Lincoln ) ss.

3 On 24 May, ~~1999~~<sup>2005</sup>, personally appeared  
4 before me, a Notary Public, JUDITH RICHARDS, personally known or  
5 proved to me to be the persons whose names are subscribed to the  
6 above instrument who acknowledged that she executed the instrument.

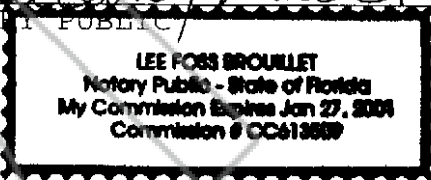


7  
8 Judith Richards  
9 NOTARY PUBLIC

10 STATE OF FLORIDA )  
11 COUNTY OF HILLSBOROUGH ) ss.

12 On DEC 14, 1999, personally appeared  
13 before me, a Notary Public, CHARLES E. COOMBES, personally known or  
14 proved to me to be the persons whose names are subscribed to the  
15 above instrument who acknowledged that he executed the instrument.

16  
17 Lee Foss Broulet  
18 NOTARY PUBLIC



19 GRANTEE'S ADDRESS:

20 P.O. Box 4  
21 Pioche, Nevada 89043  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

LAW OFFICES  
GARY D. FAIRMAN  
A PROFESSIONAL CORPORATION  
482 FIFTH STREET - P.O. BOX 5  
ELY, NEVADA 89301  
(775) 289-4422

# State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
- a) 001-092-11
  - b) 001-092-12
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

2. Type of Property
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land        | b) <input checked="" type="checkbox"/> Single Family Res. |
| c) <input type="checkbox"/> Condo/Townhouse    | d) <input type="checkbox"/> 2-4 Plex                      |
| e) <input type="checkbox"/> Apartment Building | f) <input checked="" type="checkbox"/> Commercial Ind'l   |
| g) <input type="checkbox"/> Agriculture        | h) <input type="checkbox"/> Mobile Home                   |
| i) <input type="checkbox"/> other _____        |   |

FOR RECORDERS OPTIONAL USE ONLY  
 Document / Instrument # 1241674  
 Book: 202 Page: 173-176  
 Date of Recording: May 24 2005  
 Notes: \_\_\_\_\_

3. Total Value / Sales Price of Property \$ \_\_\_\_\_  
 Deed In Lieu Only (value of forgiven debt) \$ \_\_\_\_\_  
 Taxable Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 8
- b. Explain Reason for Exemption: TRANSFER PROPERTY OWNED BY INDIVIDUALS INTO LIMITED LIABILITY CORPORATION

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned Seller (Grantor) Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.090 and NRS 375.100, 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 parties agree that 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 12% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Barbara J. Mason Capacity General Partner  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name BARBARA J. MASON  
 Address P.O. Box 4  
 City PIECHE  
 State NV Zip 89043

Print Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_  
 State \_\_\_\_\_ Zip \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)**

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded microfilmed)