

124683

A.P.N.: 002-191-07 and 002-191-07
File No: 152-2197168 (MJ)
R.P.T.T.: \$323.70

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 MAY 27 AM 11 03

LINCOLN COUNTY RECORDER
FEE 1500
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Clinton M. Jenson
P. O. Box 504
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Dale Franklin Ratliff, Jr. and Carol Elizabeth Ratliff, Co-Trustees of The Ratliff Family Trust dated May 5, 1998

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

Clinton M. Jenson, a single man

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

That Parcel of land situate in the Town of Panaca, County of Lincoln, State of Nevada, described as:

Beginning at the Southwest Corner of Lot 4 in Block 47, and running thence North 132 feet, Thence East 100 feet, Thence South 132 feet, Thence West 100 feet to the Place of Beginning.

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: 04/26/2005

Dale Franklin Ratliff, Jr. and Carol Elizabeth Ratliff, Co-Trustees of The Ratliff Family Trust dated May 5, 1998

Dale Franklin Ratliff, Jr.
Dale Franklin Ratliff, Jr., Co-Trustee

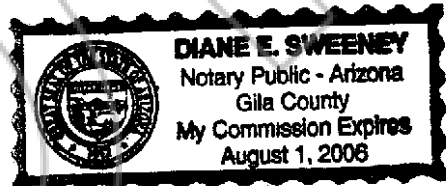
Carol Elizabeth Ratliff
Carol Elizabeth Ratliff, Co-Trustee

STATE OF ARIZONA)
) : ss.
COUNTY OF Gila)

This instrument was acknowledged before me on April 28, 2005 by Dale Franklin Ratliff, Jr. and Carol Elizabeth Ratliff.

[Signature]
Notary Public

(My commission expires: Aug 1, 2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated April 26, 2005 under Escrow No. 152-2197168.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-191-07 _____
 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>124683</u>
Book	<u>202</u> Page: <u>196-197</u>
Date of Recording:	<u>May 27, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$83,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$83,000.00
 Real Property Transfer Tax Due \$323.70

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: *Carol Elizabeth Rattliff* Capacity: *Seller*

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: The Rattliff Family Trust
 Address: P.O. Box 2795
 City: Claypool
 State: AZ Zip: 85532

Print Name: Clinton M. Jenson
 Address: P. O. Box 504
 City: Caliente
 State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2197168 MJ/MJ
768 Aultman Street, Ely, NV 89301, P.O. Box
 Address 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

Approved by Clinton Jenson - I have read and agree to this.
05-09-05

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
- a) 002-191-07 _____
 - b) _____
 - c) _____
 - d) _____

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- a) Vacant Land
 - b) Single Fam. Res
 - c) Condo/Twnhse
 - d) 2-4 Plex
 - e) Apt. Bldg.
 - f) Comm' Wnd'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	1241023
Book	202 Page: 116-117
Date of Recording:	May 27, 2005
Notes:	_____

3. Total Value/Sales Price of Property: \$83,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$83,000.00
- Real Property Transfer Tax Due: \$323.70

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Signature: Clinton M. Jenson Capacity: Buyer 05-09-05

Signature: _____ Capacity: _____

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

Print Name: The Ratliff Family Trust

Address: P.O. Box 2795

City: Claypool

State: AZ Zip: 85532

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

Print Name: Clinton M. Jenson

Address: P. O. Box 504

City: Caliente

State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2197168 MJ/MJ

768 Aultman Street, Ely, NV 89301, P.O. Box

Address 151048

City: Ely State: NV Zip: 89315

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