

124774

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 JUN 20 PM 12 16

LINCOLN COUNTY RECORDER  
FEE 16.00 22.50 DEPA  
LESLIE BOUCHER

A.P.N.: 001-057-23 and 001-052-04  
File No: 152-2210280 (MJ)  
R.P.T.T.: \$292.50

When Recorded Mail To: Mail Tax Statements To:  
Michael Fogliani and Jolyn Fogliani  
P. O. Box 480  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Mary F Scott, a widow and Louis F Scott, a married man

do(es) hereby GRANT, BARGAIN and SELL to

Michael Fogliani and Jolyn Fogliani, husband and wife

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

**Parcel 1:**

That portion of Lot 69, Block 37, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada, described as follows:

Beginning at the Northwest corner of said Lot 69; thence Southeasterly along the Northerly line of said Lot 69, being the Southerly line of Highland Road, 21 feet; thence at right angles Southwesterly to the South line of said Lot 69, being on the Northeasterly line of Lime Avenue; thence Northwesterly along the Southerly line of said Lot 69, 20 feet to the Southwest corner of Lot 69; thence Northeasterly along the line between said Lots 69 and Lot 70 to the Northwest corner of said Lot 69, the point of beginning, except that part described as follows: A parcel of land situated within said Block 37, of the Town of Pioche, Section 22, Township 1 North, Range 67 East, M.D.M., Lincoln County, State of Nevada, being the adjusted area as shown on the Record of Survey-Boundary Line Adjustment recorded November 15, 2004 in Book Plat C, Page 88 as file 123392, of the official records of the Lincoln County Recorders Office, being more particularly described as follows: Beginning at the Northwest Corner of Lot 69 of said Block 37 being the Point of Beginning; Thence South 39°56'19" East along the westerly boundary of said Lot 69 being common with the easterly right-of-way of Lime Avenue a distance of 20.00 feet;

Thence North 37°56'37" East leaving said westerly boundary and right-of-way a distance of 101.96 feet to a point of intersection with the westerly right-of-way of Highland Road; Thence South 49°15'16" West leaving said right-of-way a distance of 99.70 feet to the said Northwest Corner of Lot 69 and Point of Beginning.

Parcel 2:

Lots 70 and 70-A, Block 37, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada.

Parcel 3:

The Southeasterly 10 feet of Lot 71, Block 37, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, Lincoln County, Nevada.

Note: Part of the above metes and bounds description appeared previously in that certain document recorded December 10, 2001, in Book 160, Page 280, File No. 117420.

Note: Part of the above metes and bounds description was prepared by Spencer W. Hafen, P.O. Box 540, 99 W Hollywood, Pioche, Nevada 89043.

Parcel 4:

Lots 23 thru 26, Block 45, Town of Pioche, as shown upon map thereof recorded in the Recorder's Office, 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.

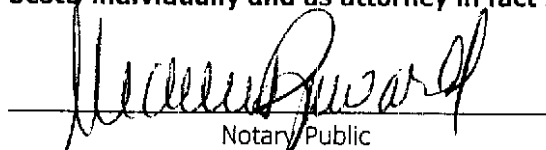
Date: 06/01/2005

Mary F Scott by LF Scott her POA.  
Mary F Scott ATTY IN FACT

LF Scott  
Louis F Scott

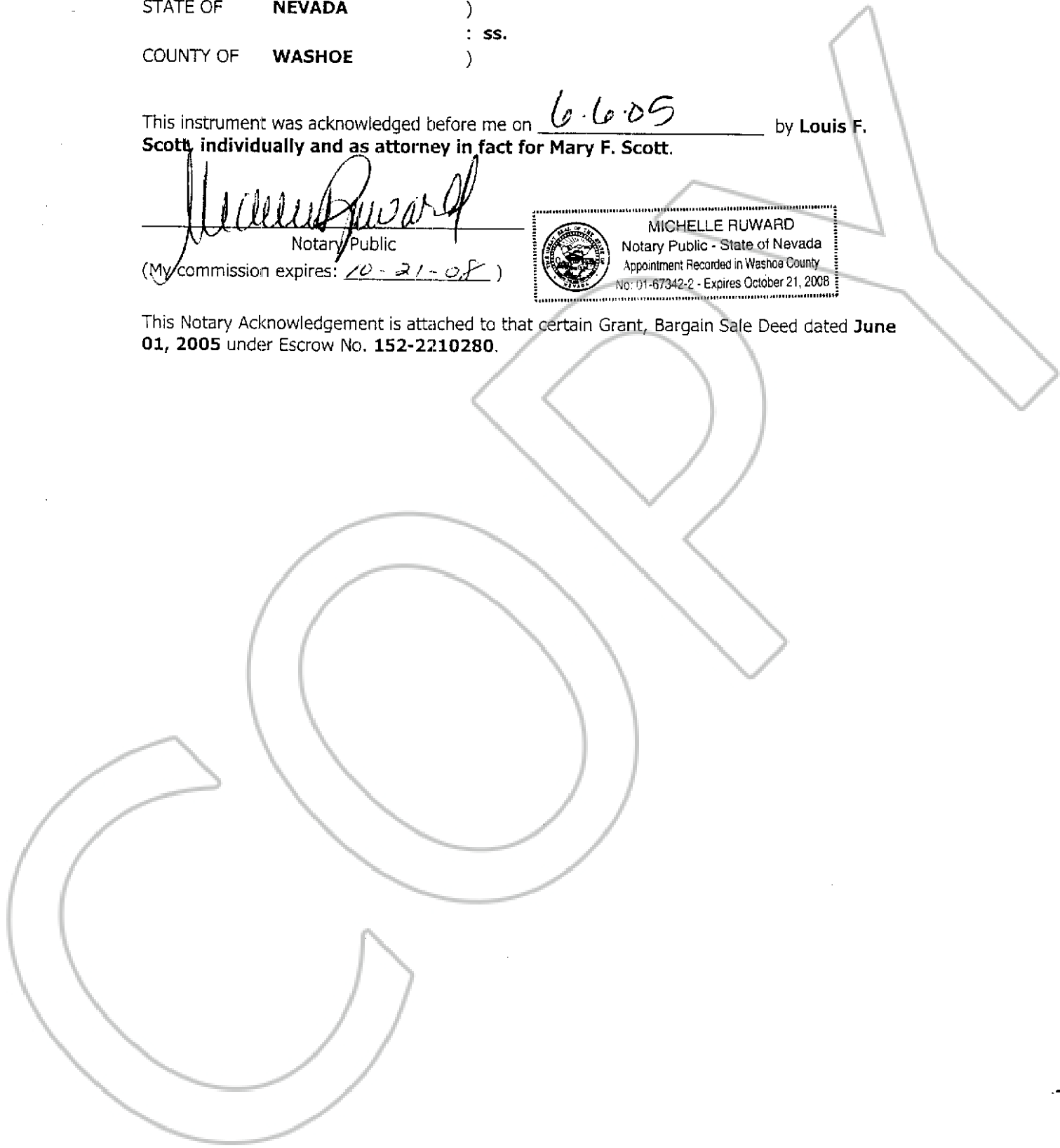
STATE OF **NEVADA** )  
 : **SS.**  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on 6.6.05 by **Louis F. Scott, individually and as attorney in fact for Mary F. Scott.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 10-21-08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 01, 2005** under Escrow No. **152-2210280**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 001-057-23  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #	<u>124774</u>
Book <u>203</u>	Page: <u>51-53</u>
Date of Recording: <u>June 20, 2005</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$75,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$75,000.00  
 Real Property Transfer Tax Due: \$292.50

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: [Signature] Capacity: Seller  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Mary F. Scott & Louis F. Scott  
 Address: 2295 Ellendale Road  
 City: Reno  
 State: NV Zip: 89503

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

Print Name: Michael Fogliani and Jolyn Fogliani  
 Address: P. O. Box 480  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: First American Title Company of Nevada File Number: 152-2210280 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)

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