

124775

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 JUN 20 PM 12 17

LINCOLN COUNTY RECORDER
FEE *16.00*
LESLIE BOUCHER *DEF as*

A.P.N.: 001-057-22
File No: 884212 (MJ)
R.P.T.T.: \$375.090.6

When Recorded Mail To: Mail Tax Statements To:
Gary A. Carrigan, Trustee
P. O. Box 381
Pioche, NV. 89043

GRANT, BARGAIN and SALE DEED

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

Gary Carrigan, an unmarried man

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

Gary A. Carrigan, Trustee of the 5-C Living Trust dated April 20, 1995

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

PARCEL I:

LOTS NUMBERED TWENTY-ONE (21) AND TWENTY-TWO (22) IN BLOCK NUMBERED FORTY-FIVE (45) IN THE TOWN OF PIOCHE, AS SHOWN UPON MAP THEREOF RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA.

PARCEL II

ALL OF LOTS NUMBERED SIXTY-EIGHT (68) AND SIXTY-NINE (69) IN BLOCK NUMBERED THIRTY-SEVEN (37), IN THE TOWN OF PIOCHE, AS SHOWN UPON MAP THEREOF RECORDED IN THE RECORDER'S OFFICE, LINCOLN COUNTY, NEVADA; EXCEPTING A PORTION OF SAID LOT SIXTY-NINE (69) IN BLOCK THIRTY-SEVEN (37), DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT SIXTY-NINE (69) AND RUNNING THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT SIXTY-NINE (69), BEING ON THE SOUTHERLY LINE OF HIGHLAND ROAD A DISTANCE OF 21 FEET; THENCE RUNNING AT RIGHT ANGLES SOUTHWESTERLY TO THE SOUTH LINE OF SAID LOT SIXTY-NINE (69), BEING ON THE NORTHEASTERLY LINE OF LIME STREET; THENCE RUNNING NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT SIXTY-NINE (69) A DISTANCE OF 20 FEET TO THE SOUTHWEST CORNER OF LOT SIXTY-NINE (69); THENCE RUNNING NORTHEASTERLY ALONG THE LINE BETWEEN LOTS SIXTY-NINE (69) AND SEVENTY (70) TO THE NORTHWEST CORNER OF SAID LOT SIXTY-NINE (69), THE PLACE OF BEGINNING.

NOTE: THE ABOVE DESCRIPTION APPEARED IN DOCUMENT RECORDED DECEMBER 10, 2001 IN BOOK 160, PAGE 280, AS FILE NO. 117420.

PARCEL III:

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 NO. 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 NORTHWEST CORNER OF LOT 69 AND POINT OF BEGINNING.

PARCEL IV:

EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS BEING 5.00 FEET IN WIDTH RUNNING PARALLEL TO THE LAST COURSE IN THE ABOVE PARCEL III LEGAL DESCRIPTION FROM HIGHLAND ROAD TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF SAID LOT 69 AS SHOWN ON THE RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT RECORDED IN SAID BOOK PLAT C, PAGE 88 OF THE OFFICIAL RECORDS OF THE LINCOLN COUNTY RECORDERS OFFICE.

NOTE: PARCELS III AND IV LEGAL WAS PREPARED BY SPENCER W. HAFEN, P.O. BOX 540, 99 W HOLLYWOOD, PIOCHE, NEVADA 89043.

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.

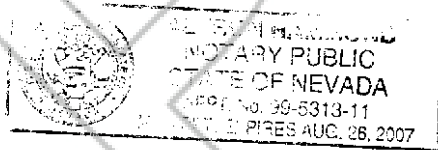
Date: 05/02/2005

Gary Carrigan
Gary Carrigan

STATE OF **NEVADA**)
 : ss.
COUNTY OF **LINCOLN**)

This instrument was acknowledged before me on 5-5-2005 by **Gary Carrigan**.

Dylan Hansen
Notary Public
(My commission expires: Aug. 26, 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 02, 2005** under Escrow No. **88421.2**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 001-057-22
 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	
Document/Instrume	<u>124775</u>
Book	<u>203</u> Page: <u>50-50</u>
Date of Recording:	<u>June 20, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 6
 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: Gary A Carrigan Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary Carrigan
 Address: P. O. Box 381
 City: Pioche
 State: NV Zip: 89043

Print Name: Gary A. Carrigan, Trustee of the 5-C Living Trust dated 4-20-1995
 Address: SAME
 City: _____
 State: _____ Zip: _____

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

Print Name: First American Title Company of Nevada File Number: 884212 MJ/MJ
768 Aultman Street, Ely, NV 89301, P.O.
 Address: Box 151048
 City: Ely State: NV Zip: 89315

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