

124779

A.P.N.: 1-121-17  
File No: 152-2203063 (MJ)  
R.P.T.T.: \$215.00 kl  
214.50

FILED FOR RECORDING  
AT THE REQUEST OF  
*First American Title*

2005 JUN 21 PM 2 59

LINCOLN COUNTY RECORDER  
FEE 5.00 RP 214.50  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Joseph L. Boteilho and Kim L. Boteilho  
P. O. Box 358  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Harold Jennings Keaton and Sara Ann Keaton, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Joseph L. Boteilho and Kim L. Boteilho, husband and wife as joint tenants with right of survivorship

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

**Lots 59, 60 and 61 in Block 24 of the Town of Pioche, as recorded in the Office of the County Recorder of Lincoln County, Nevada.**

**Excepting therefrom those portions of Lots 60 and 61 to the State of Nevada, Dept of Highways as shown by deed recorded December 20, 1923 in Book C1 of Deed Records Page 71; and excepting therefrom that portion of lot 59 to the State of Nevada as shown by deed recorded May 25, 1925 in Book C1 of Deed Records Page 160.**

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: 04/27/2005

*H. Keaton*  
Harold Jennings Keaton  
*Sara Ann Keaton*  
Sara Ann Keaton

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

This instrument was acknowledged before me on May 5<sup>th</sup>, 2005 by **Harold Jennings Keaton and Sara Ann Keaton.**

*Sarah Somers*  
Notary Public  
(My commission expires: 06-05-06 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 27, 2005** under Escrow No. **152-2203063**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1-121-17  
 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>124779</u>
Book	<u>203</u> Page: <u>65-66</u>
Date of Recording:	<u>June 21, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$55,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$55,000.00  
 Real Property Transfer Tax Due ~~\$27,500~~ 214.50

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: [Signature] Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Harold Jennings Keaton and Sara Ann Keaton  
 Address: P. O. Box 73  
 City: Pioche  
 State: NV Zip: 89043

(REQUIRED)  
 Print Name: Joseph L. Boteilho and Kim L. Boteilho  
 Address: P. O. Box 358  
 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: 152-2203063 MJ/MJ  
768 Aultman Street, Ely, NV 89301, P.O. Box  
 Address 151048  
 City: Ely State: NV Zip: 89315

**STATE OF NEVADA  
DECLARATION OF VALUE**

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- a) 1-121-17 \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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- b)  Single Fam. Res
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- e)  Apt. Bldg.
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- g)  Agricultural
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Signature: [Signature] Capacity: Buyer

Signature: [Signature] Capacity: Seller

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Harold Jennings Keaton and Sara Ann Keaton  
 Address: P. O. Box 73  
 City: Pioche  
 State: NV Zip: 89043

(REQUIRED)  
 Print Name: Joseph L. Boteilho and Kim L. Boteilho  
 Address: P. O. Box 358  
 City: Pioche  
 State: NV Zip: 89043

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Print Name: First American Title Company of Nevada File Number: 152-2203063 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)

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