

FILED FOR RECORDING
AT THE REQUEST OFA.P.N.: 013-030-20
File No: 152-2209921 (MJ)
R.P.T.T.: \$897.00

First American Title

2005 JUN 30 PM 4 07

LINCOLN COUNTY RECORDER
FEE 1500 ¹⁰⁰⁰ 2007.00 DEP ^{an}
LESLIE BOUCHERWhen Recorded Mail To: Mail Tax Statements To:
James E. Coleman
Rubie R. Mosqueda
349 Century Drive
Las Vegas, NV 89110**GRANT, BARGAIN and SALE DEED**

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

Joseph Leroy Maeder, Successor Trustee of the Joseph Leroy Maeder and Betty R. Maeder Revocable Living Trust dated December 10, 1999

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

James E. Coleman, an unmarried man, and Rubie R. Mosqueda, an unmarried woman, as joint tenants with right of survivorship

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

Commencing at a point 325 feet West of the Southeast Corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M., and running thence West 600.5 feet to the East side of the State Highway; Thence North 22°26' East 480 feet along the East side of the Highway; Thence 62°30' E 580 feet to the Railroad right-of-way; Thence S 27°30' W 210 feet along the right-of-way to the place of beginning, and containing 4.53 acres of land in entry No. P194, being a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 2, Township 3 South, Range 67 East, M.D.B. & M., in Lincoln County, Nevada, together with any and all improvements situate thereon.

The above metes and bounds description appeared previously in that certain document recorded February 1, 2000 in Book 146, Page 90, Instrument No. 113894.

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.

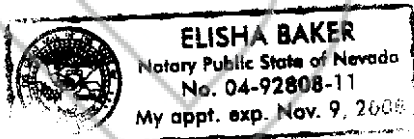
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/01/2005

Joseph Leroy Maeder, Successor Trustee of the Joseph Leroy Maeder and Betty R. Maeder Revocable Living Trust dated December 10, 1999

Joseph Leroy Maeder
Joseph Leroy Maeder, Successor Trustee

STATE OF NEVADA)
COUNTY OF LINCOLN) : SS.



This instrument was acknowledged before me on 21st June 2005 by Joseph Leroy Maeder

Elisha Baker
Notary Public
(My commission expires: 11-9-08)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 01, 2005** under Escrow No. **152-2209921**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-030-20
 b) _____
 c) _____
 d) _____

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

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument # 124829
 Book 203 Page: 236-237
 Date of Recording June 30, 2005
 Notes: _____

3. Total Value/Sales Price of Property: \$230,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$230,000.00
 Real Property Transfer Tax Due \$897.00

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)**

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

Print Name: Joseph Leroy Maeder
 Address: PO Box 474
 City: Caliente
 State: NV Zip: 89008

Print Name: James E. Coleman and Rubie R. Mosqueda
 Address: 349 Century Drive
 City: Las Vegas
 State: NV Zip: 89110

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

Print Name: First American Title Company of Nevada File Number: 152-2209921 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)
 Reproduced by First American Title Insurance Rev 10/2001