

124831

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 JUN 30 PM 4 14

LINCOLN COUNTY RECORDER  
FEE 15.00 ~~15.00~~ 838.50 DEP  
LESLIE BOUCHER

A.P.N.: 008-360-11  
File No: 152-2179808 (MJ)  
R.P.T.T.: \$838.50

When Recorded Mail To: Mail Tax Statements To:  
Lloyd E. Flanagan  
6548 W. Baseline Rd.  
Laveen, AZ 85339

**GRANT, BARGAIN and SALE DEED**

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

Leo K. Stewart and Delores E. Stewart, husband and wife as joint tenants

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

Lloyd E. Flanagan, an unmarried man

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

**That portion of the East One Half (E1/2) of the Northwest Quarter (NW1/4) of Section 16, Township 7 South, Range 61 East, M.D.B. & M., described as follows:**

**Parcel 2 of the certain Parcel Map for Leo K. Stewart on file in File "A1" of Parcel Maps, page 412 in the Office of the County Recorder of Lincoln County, Nevada and recorded March 30, 1994 as Document No. 101667 of Official Records.**

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: 03/03/2005

Leo K. Stewart  
Leo K. Stewart

Delores E. Stewart  
Delores E. Stewart

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

This instrument was acknowledged before me on April 8<sup>th</sup> 2005 by **Leo K. Stewart and Delores E. Stewart, husband and wife as joint tenants**

Betty Jo Jarvis  
Notary Public  
(My commission expires: March 20, 2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 03, 2005** under Escrow No. **152-2179808**.

### STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)
- a) 008-360-11
  - 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>124831</u>
Book	<u>203</u>
Page	<u>256-257</u>
Date of Recording:	<u>June 30, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$215,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- Transfer Tax Value: \$215,000.00
- Real Property Transfer Tax Due \$838.50

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: Leo K. Stewart and Delores Stewart Capacity: Seller

Signature: Lloyd E. Flanagan Capacity: Buyer

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

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

Print Name: Leo K. Stewart and Delores E. Stewart

Address: P. O. Box 535

City: Alamo

State: NV Zip: 89001

Print Name: Lloyd E. Flanagan

Address: 6548 W. Baseline Rd. PO Box 576

City: Laveen ALAMO

State: AZ NV Zip: 85338 89001

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

Print Name: First American Title Company of Nevada File Number: 152-2179808 MJ/MJ

Address: 768 Aullman 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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