

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 JUL 12 PM 1 33

LINCOLN COUNTY RECORDER
FEE 16.00 ^{FP4} 331.50 DEPT
LESLIE BOUCHER

A.P.N.: 006-201-05
File No: 152-2211210 (MJ)
R.P.T.T.: \$331.50

When Recorded Mail To: Mail Tax Statements To:
Frank C. Peters
Karen M. Peters
25 Oakhampton Drive
Lutherville, MD 21093

GRANT, BARGAIN and SALE DEED

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

Brian Koski and Terri Gladden, husband and wife

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

Frank C. Peters and Karen M. Peters, 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:

The West Half (W1/2) of the Northeast Quarter (NE1/4) of Section 34 in Township 2 North, Range 67 East, M.D.B. & M., 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: 05/31/2005

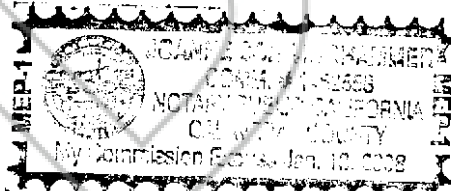
Brian Koski
Brian Koski

Terri Gladden
Terri Gladden

STATE OF **CALIFORNIA**)
)
COUNTY OF CALAVERAS) : ss.

This instrument was acknowledged before me on 7-8-05 by **Brian Koski**
and **Terri Gladden**.

[Signature]
Notary Public
(My commission expires: 1-13-08)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 31, 2005** under Escrow No. **152-2211210**.

JURAT WITH AFFIANT STATEMENT

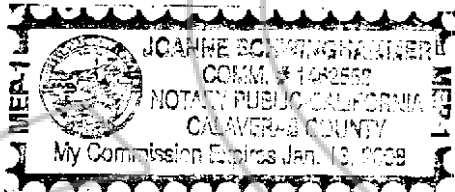
State of CALIFORNIA
County of CALAVERAS } ss.

- See Attached Document (Notary to cross out lines 1-8 below)
- See Statement Below (Lines 1-7 to be completed only by document signer[s], *not* Notary)

[Signature]
Signature of Document Signer No. 1

[Signature]
Signature of Document Signer No. 2 (if any)

Subscribed and sworn to (or affirmed) before
me this 8th day of JULY,
Date Month
2005, by
Year



Place Notary Seal Above

(1) BRIAN KOSKI
Name of Signer(s)

(2) TERRI GLADDEN
Name of Signer(s)

[Signature]
Signature of Notary Public

OPTIONAL

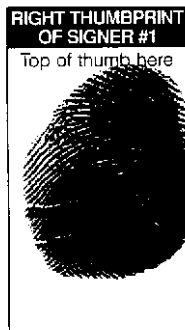
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Further Description of Any Attached Document

Title or Type of Document: GRANT DEED

Document Date: 5/31/05 Number of Pages: 2

Signer(s) Other Than Named Above: NONE



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-201-05
- 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>124884</u>
Book	<u>203</u> Page: <u>480-482</u>
Date of Recording:	<u>July 12, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$85,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$85,000.00

Real Property Transfer Tax Due \$331.50

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: Escrow Agent

Signature: _____

Capacity: _____

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

Print Name: Brian Koski and Terri Gladdan
 Address: 2771 Ross Drive
 City: Valley Springs
 State: CA Zip: 95252

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

Print Name: Frank C. Peters and Karen M. Peters
 Address: 25 Oakhampton Drive
 City: Lutherville
 State: MD Zip: 21093

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

Print Name: First American Title Company of Nevada
768 Aultman Street, Ely, NV 89301, P.O. Box
151048
 City: Ely

File Number: 152-2211210 MJ/MJ
 State: NV Zip: 89315

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

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Signature: [Signature] Capacity: BUYER
 Signature: [Signature] Capacity: BUYER

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(REQUIRED)**

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

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