

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 013-160-52
File No: 152-2217386 (MJ)
R.P.T.T.: \$136.50

First American Title
2005 JUL 13 PM 4 01

LINCOLN COUNTY RECORDER
FEE 15.00 PAY 136.50 DEPAU
LESLIE BOUCHER

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

GRANT, BARGAIN and SALE DEED

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

Nathan C. Springer, an unmarried man

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:

Parcel No. 1 as shown on Parcel Map for Gary A. Carrigan filed in the Office of the County recorder of Lincoln County on May 18, 1999, in Book B, Page 219, as File No. 112815, located in a portion of SE 1/4 of Section 11, Township 3 South, Range 67 East, M.D.B. & M.

Excepting therefrom a strip of land 30.00 feet wide for the purpose of a public road way, being situated within Parcel 1 of Subsequent Parcel Map, book plat B, page 219, Sec. 11, Township 3 South, Range 67 East, M.D.M., being more particularly described as follows:

**Beginning at the Southwest Corner of said parcel of land;
Thence North 00°59'39" West a distance of 661.77 feet to the Northwest Corner of said strip of land and the Northwest Corner of said Parcel 1;
Thence North 89°34'45" East a distance of 60.00 feet to the Northeast Corner of said strip of land and point of curve;
Thence along a curve in a Southerly direction having a central angle of 56°25'26", a radius of 60.00 feet, a length of 62.23 feet and a tangent length of 34.24 feet;
Thence South 00°59'39" East a distance of 557.84 feet to a point of curve;
Thence along a curve in a Southerly direction having a central angle of 60°34'34" a radius of 60.00 feet a length of 63.44 feet and a tangent length of 35.04 feet to a point of intersection with the Southerly boundary of said Parcel 1;**

Thence South 89°34'55" West a distance of 60.00 feet to the said SW Corner of said strip of land and the point of beginning.

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.

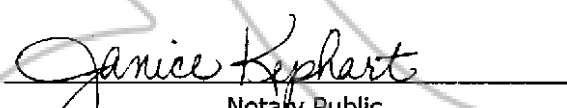
Date: 06/22/2005

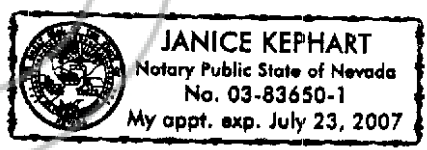


Nathan C. Springer

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

This instrument was acknowledged before me on July 6, 2005 by **Nathan C. Springer**.


 Notary Public
 (My commission expires: July 23, 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 22, 2005** under Escrow No. **152-2217386**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 013-160-52
 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>124891</u>
Book <u>204</u>	Page: <u>2-3</u>
Date of Recording:	<u>July 15, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$35,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$35,000.00
 Real Property Transfer Tax Due \$136.50

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: Buyer
 Signature: [Signature] Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nathan C. Springer
 Address: 5355 Treasure Avenue
 City: Las Vegas
 State: NV Zip: 89122

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Frank C. Peters and Karen M. Peters
 Address: 25 Oakhampton Dr.
 City: Lutherville
 State: MD Zip: 21093

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2217386 MJ/MJ
768 Aultman Street, Ely, NV 89301, P.O.
 Address: Box 151048
 City: Ely State: NV Zip: 89315

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- b) _____
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- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
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- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE
 Book 204 Page: 2-3
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Signature: Nathan C. Springer Capacity: Seller
 Signature: _____ Capacity: _____

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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