

124968

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 AUG 4 PM 12 44

LINCOLN COUNTY RECORDED
FEE \$15.00 NCTT DEP
LESLIE BOUCHER

A.P.N.: 001-341-46
File No: 152-2218920 (MJ)
R.P.T.T.: \$351.00

When Recorded Mail To: Mail Tax Statements To:
Laura E Flores
HC 61 Box 66
Hiko, NV 89017

GRANT, BARGAIN and SALE DEED

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

Jose Ruben Garza, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Laura E Flores, a single woman

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

Parcel No. 12 as shown of Amended Parcel Map for James Vincent, filed in the Office of the County Recorder of Lincoln County, Nevada, on September 24, 1997, in Book B, Page 64 of Plats as File No. 109750, and recorded November 18, 1997, in Book B, Page 71 of Plats as File No. 110132, located in a portion of the Northeast Quarter (NE1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M.

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: 07/21/2005

Jose Ruben Garza
Jose Ruben Garza

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

This instrument was acknowledged before me on August 1, 2005 by **Jose Ruben Garza**.

Dahn S. Puckett
Notary Public

(My commission expires: 1-22-2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 21, 2005** under Escrow No. **152-2218920**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-46
- 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

Book 204 Page: 325
Date of Recording: Aug 4, 2005
Notes: _____

3. Total Value/Sales Price of Property: _____

\$90,000.00

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

Transfer Tax Value: _____

\$90,000.00

Real Property Transfer Tax Due _____

\$351.00

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 parties agree that 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: Jose Ruben Garza Capacity: Seller

Signature: Laura E Flores Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jose Ruben Garza

Print Name: Laura E Flores

Address: 6063 Las Nuber Drive

Address: HC 61 Box 66

City: Las Vegas

City: Hiko

State: NV Zip: 89142

State: NV Zip: 89017

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

First American Title Company of

Print Name: Nevada

File Number: 152-2218920 MJ/MJ

Address 768 Aultman Street, Ely, NV 89301,

Address P.O. Box 151048

City: Ely

State: NV Zip: 89315

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