

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 AUG 15 PM 4 44

LINCOLN COUNTY RECORDER
FEE \$11.00
LESLIE BOOCHER

A.P.N.: 003-181-01
File No: 152-2221928 (MJ)
R.P.T.T.: \$224.25

When Recorded Mail To: Mail Tax Statements To:
Larry D. Nelson
10235 Schrills Street
Las Vegas, NV 89141

GRANT, BARGAIN and SALE DEED

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

Dudley Dale Towery and Tika Ranae Pyatt, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Larry D. Nelson, a married man as his sole and separate property

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

Lots 1, 2, 3, 4 and 5, in Block 10 of Caliente, Nevada as shown on the Official Plat in the Recorder's Office of 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: 07/20/2005

Dudley Dale Towery
Dudley Dale Towery

Greta R. Hunt
Tika Ranae Pyatt

STATE OF Wyoming)
~~COLORADO~~)
COUNTY OF Lincoln) : ss.

This instrument was acknowledged before me on Aug 8, 05 by Dudley Dale Towery and Tika Ranae Pyatt ONLY

Greta K. Hunt
Notary Public
(My commission expires: July 16, 2008)

Notary Public
Lincoln County, Wyoming
Greta K. Hunt
My Commission Expires July 16, 2008

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 20, 2005 under Escrow No. **152-2221928.**

~~Dudley Dale Towery~~

Tika Ranae Pyatt
Tika Ranae Pyatt

STATE OF **COLORADO**)
) ss.
COUNTY OF BOULDER)

This instrument was acknowledged before me on AUG. 9, 2005 by ~~Dudley Dale~~
~~Towery and~~ Tika Ranae Pyatt.

[Signature]
Notary Public

(My commission expires: JULY 2007)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 20, 2005** under Escrow No. **152-2221928**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-181-01
- 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 _____

125009

FOR RECORDERS OPTIONAL USE:	
Book <u>205</u>	Page <u>34</u>
Date of Recording: <u>Aug. 15, 2015</u>	
Notes: _____	

3. Total Value/Sales Price of Property:

\$57,300.00

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

Transfer Tax Value: \$57,300.00

Real Property Transfer Tax Due \$224.25

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: _____ Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Dudley Dale Towery and Tika

Print Name: Ranae Pyatt

Print Name: Larry D. Nelson

Address: ~~1437 Longdon St~~ 1911 DELL RIDGE DR

Address: 10235 Schrilis Street

City: ~~Longmont~~ KEMMEDER

City: Las Vegas

State: CO WY Zip: 80504 83101

State: NV Zip: 89141

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

First American Title Company of

Print Name: Nevada

File Number: 152-2221928 MJ/MJ

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)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-181-01 _____
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res
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Document/Instrume	<u>125009</u>
Book <u>205</u>	Page <u>34</u>
Date of Recording:	<u>Aug. 15, 2005</u>
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Signature: Larry D. Nelson Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dudley Dale Towery and Tika Ranae Pyatt
 Address: 1137 Longdon St
 City: Longmont
 State: CO Zip: 80501

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Larry D. Nelson
 Address: 10235 Schrills Street
 City: Las Vegas
 State: NV Zip: 89141

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

Print Name: First American Title Company of Nevada File Number: 152-2221928 MJ/DSP
768 Aultman Street, Ely, NV 89301, P.O.
 Address: Box 151048
 City: Ely State: NV Zip: 89315

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

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