

125014

A.P.N.: 011-220-08
File No: 152-2221216 (MJ)
R.P.T.T.: \$702.00

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 AUG 16 AM 11 55

LINCOLN COUNTY RECORDER
FEE *160.70200* DEPT
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Kelly Johnson
Melody Johnson
223 Mojave
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

David Thomas Smallwood and Devora B. Smallwood, husband and wife and Kevin Lee Smallwood, an unmarried man

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

Kelly Johnson and Melody Johnson, 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:

Commencing at the Southeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 32, Township 6 South, Range 61 East, M.D.B.&M from which the Southeast corner of said Section bears South 45°25' East a distance of 1904.58 feet, thence North 89°45' West along the South boundary of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 32 a distance of 198.83 feet to the point of beginning, thence continuing North 89°45' West, 1122.00 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 32, thence North a distance of 309.25 feet, thence South 89°45' East a distance of 1008.66 feet to a point on the West right-of-way line of old U.S. Highway 93, thence South 21°30' East a distance of 332.38 feet to the point of beginning. All in the South half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 32.

The above metes and bounds appeared preciously in the document recorded September 22, 1977 as Instrument No. 60533 in Book 22, Page 317.

TOGETHER WITH ANY AND ALL WATER RIGHTS APPURTENANT THERETO.

Subject to

1. All general and special taxes for the current fiscal year.

STATE OF NEVADA)
 : ss.
COUNTY OF)



This instrument was acknowledged before me on
8-6-05 by,

Kevin Lee Smallwood. *Kevin Lee Smallwood*

Leah S. Straube

Notary Public

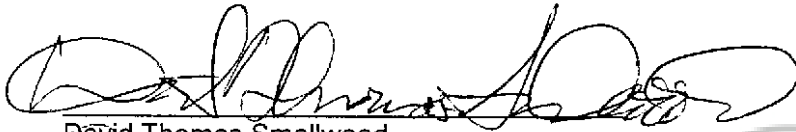
(My commission expires: 8-24-05.)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 13, 2005 under Escrow No. 152-2221216.

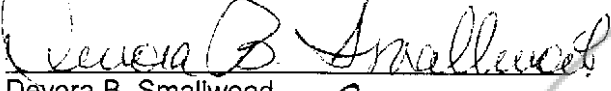
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

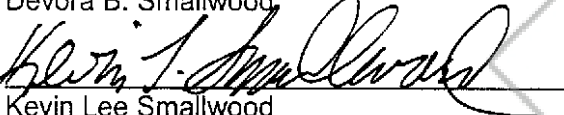
Date: 07/13/2005



David Thomas Smallwood




Devora B. Smallwood

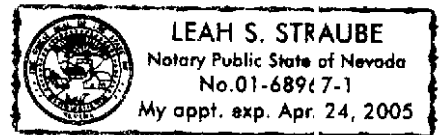


Kevin Lee Smallwood

STATE OF **NEVADA**)
)
COUNTY OF Clark) ss.

This instrument was acknowledged before me on 8-6-05 by David Thomas Smallwood and Devora B. Smallwood.


Notary Public
(My commission expires: 4-24-05)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 011-220-08
 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>125014</u>
Book <u>205</u>	Page: <u>82-84</u>
Date of Recording:	<u>8/16/05</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$180,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$180,000.00
 Real Property Transfer Tax Due \$702.00

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 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: Kelly Johnson Capacity: Buyer
 Signature: Melody Johnson Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: David Thomas Smallwood and Devora B. Smallwood
 Address: 2423 Old Town Drive
 City: North Las Vegas
 State: NV Zip: 89031

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kelly Johnson and Melody Johnson
 Address: 223 Mojave
 City: Henderson
 State: NV Zip: 89015

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

Print Name: First American Title Company of Nevada File Number: 152-2221216 MJ/MJ
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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**STATE OF NEVADA
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Signature: David Thomas Smallwood Capacity: Seller

Signature: Kelly Johnson and Melody Johnson Capacity: SELLER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: David Thomas Smallwood and Devora B. Smallwood
 Address: 2423 Old Town Drive
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