

125167

A.P.N.: 001-092-11, 001-092-12  
R.P.T.T.: \$643.50

Escrow #05-06-3281-RP

Mail tax bill to and when recorded mail to:  
Southern Nevada Water Authority  
1001 S Valley View Blvd  
Las Vegas, NV 89153

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 SEP 8 PM 4 35

LINCOLN COUNTY RECORDER  
FEE 17.00 643.50 DEPA  
LESLIE BOUCHER

This document is signed in counterpart.

## GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH**, That **The Garden Club, LLC,** for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Southern Nevada Water Authority, a Political Subdivision of the State of Nevada**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

### SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any;
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 12 day of August, 2005

The Garden Club, LLC

Barbara Mason  
By: Barbara Mason, Agent

Judy Richards  
By: Judy Richards, Agent

Larry Richards  
By: Larry Richards, Agent

State of Nevada }  
County of Lincoln } ss:

This instrument was acknowledged before me on 12 August 2005

by Barbara Mason, Judy Richards, Larry Richards



Alyson Hammond  
NOTARY PUBLIC  
My Commission Expires: Aug. 26, 2007

IN WITNESS WHEREOF, this instrument has been executed this 4th day of August, 2005

The Garden Club, LLC

By: Barbara Mason, Agent  
[Signature]  
By: Charles Coombes, Agent

By: Larry Richards, Agent


By: Judy Richards, Agent

State of NEVADA )  
County of Clark ) ss:

This instrument was acknowledged before me on \_\_\_\_\_  
by The Garden Club, LLC

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

NOTARY PUBLIC-STATE OF FLORIDA  
 **Lee A. Brouillet**  
Commission # DD380845  
Expires: JAN. 27, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

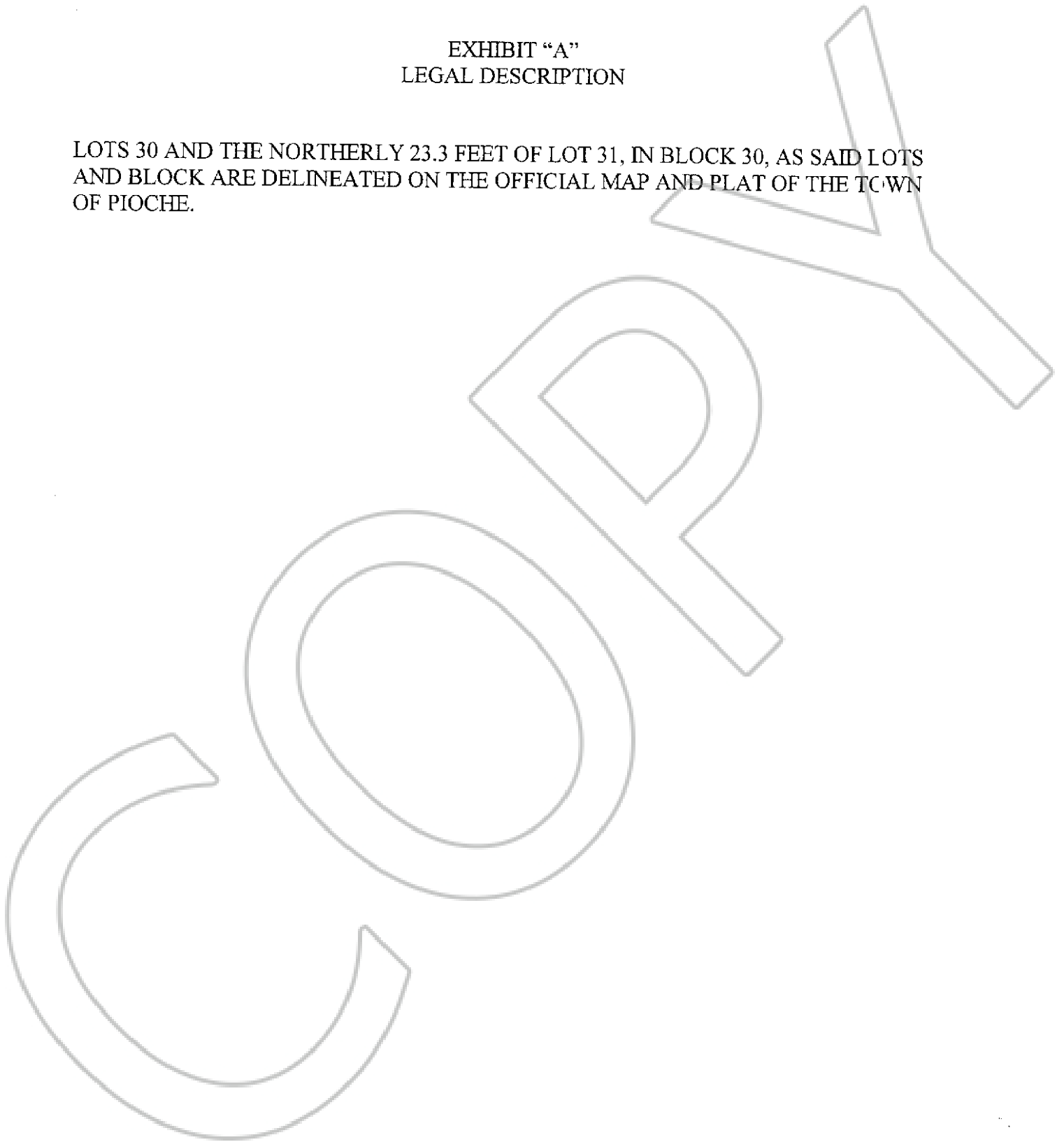
[Signature]  
Lee A. Brouillet

The foregoing instrument was acknowledged before me this 4th day of Aug 2005 by Chas. E. Coombes

Personally known  OR produced identification  
Type of ID presented: \_\_\_\_\_

EXHIBIT "A"  
LEGAL DESCRIPTION

LOTS 30 AND THE NORTHERLY 23.3 FEET OF LOT 31, IN BLOCK 30, AS SAID LOTS AND BLOCK ARE DELINEATED ON THE OFFICIAL MAP AND PLAT OF THE TOWN OF PIOCHE.



**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 001-092-11  
 b) 001-092-12  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Type of Property:  
 a) Vacant Land       b) Sgl. Fam. Residence  
 c) Condo/Twnhse     d) 2-4 Plex  
 e) Apt. Bldg.         f) Comm'l/Ind'l  
 g) Agricultural       h) Mobile Home  
 i) Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: 125167  
 Book: 206 Page: 138-141  
 Date of Recording: 9/8/05  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$165,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$165,000.00  
 Real Property Transfer Tax Due \$43.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 The undersigned declare(s) 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, 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: Barbara Mason for The Garden Club LLC Capacity: GRANTOR/SELLER  
 Signature: \_\_\_\_\_ Capacity: GRANTEE/BUYER  
**SELLER (GRANTOR) INFORMATION**      **BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)      (REQUIRED)

Print Name: The Garden Club, LLC      Print Name: Southern Nevada Water Authority  
 Address: P.O. Box 4      Address: 1001 S. Valley View Blvd.  
 City/State/Zip: Pieterre, NV 89043      City/State/Zip: Las Vegas, NV 89153

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Nevada Title Company      Esc. #: 05-06-3281-RP  
 Address: 9500 Hillwood Drive, #110  
 City: Las Vegas      State: NV      Zip: 89134

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

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 001-092-11  
 b) 001-092-12  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Type of Property:  
 a) Vacant Land       b) Sgl. Fam. Residence  
 c) Condo/Twnhse       d) 2-4 Plex  
 e) Apt. Bldg.       f) Comm'l/Ind'l  
 g) Agricultural       h) Mobile Home  
 i) Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: 125167  
 Book: 206 Page: 138-141  
 Date of Recording: Sept 8, 2005  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$165,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$165,000.00  
 Real Property Transfer Tax Due SELLER 643.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 The undersigned declare(s) 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, 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: GRANTOR/SELLER  
 Signature: [Signature] Capacity: GRANTEE/BUYER  
SELLER (GRANTOR) INFORMATION      BUYER (GRANTEE) INFORMATION  
 (REQUIRED)      (REQUIRED)

Print Name: The Garden Club, LLC      Print Name: Southern Nevada Water Authority  
 Address: PO Box A      Address: 1001 S. Valley View Blvd.  
 City/State/Zip: Pioche NV 89043      City/State/Zip: Las Vegas, NV 89153

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Nevada Title Company      Esc. #: 05-06-3281-RP  
 Address: 9500 Hillwood Drive, #110  
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