

125175

FILED FOR RECORDING
AT THE REQUEST OF

Rhonda Bradshaw

2005 SEP 9 PM 3 44

LINCOLN COUNTY RECORDER
FEE 16.00 DEP au
LESLIE BOUCHER

APN 3-077-04

APN _____

APN _____

Grant, Bargain and Sale Deed

Title of Document

Grantees address and mail tax statement:

Rhonda Bradshaw

P.O. Box 177

Caliente, NV 89008

A.P.N. 3-077-04
R.P.T.T.

WHEN RECORDED MAIL TO:
Donald Lee Bradshaw, Jr. & Rhonda Lee Bradshaw
P.O. Box 177
Caliente, NV 89008

GRANT, BARGAIN AND SALE DEED

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

Randall Leon Gelhart, Successor Trustee of The Leon and Dorothy Gelhart Revocable Living Trust of 1995, who acquired title as the The Leon and Dorothy Gelhart Revocable Living Trust of 1995

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

Donald Lee Bradshaw, Jr. and Rhonda Lee Bradshaw, husband and wife as joint tenants with right of survivorship

The real property situate in city of Caliente, County of Lincoln, State of Nevada, described as follows:

LOT SEVEN (7) in BLOCK ONE (1) OF SAID CITY OF CALIENTE, NEVADA, AS SAID LOT AND BLOCK ARE SHOWN AND DELINEATED ON THE OFFICIAL PLAT OF SAID CITY OF CALIENTE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, IN THE BOOK OF PLATS PAGE 36, PAGE 47, LINCOLN COUNTY, NEVADA RECORDS.

Assessor's Parcel No: 03-077-04

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining,

Date: 12/08/2004

The Leon and Dorothy Gelhart Revocable Living Trust of 1995

Randall Leon Gelhart *Successor Trustee* *12-30-04*
Randall Leon Gelhart, Successor Trustee Date

State of Nevada
County of Clark

On this 30th day of December, 2004, personally appeared before me, a Notary Public in and for said Clark County, Randall Leon Gelhart, known to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Witness my hand and official seal.



Michelle Jedlicka
Notary Public in and for said County and State

My commission expires 7-15-08

State of Nevada Declaration of Value

Main St.

1. Assessor Parcel Number(s)

- a) 3-077-04
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Townhouse
- d) 2-4 Plex
- e) Apartment Building
- f) Commercial/Ind'l
- g) Agriculture
- h) Mobile Home
- i) other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document / Instrument #	<u>125-75</u>
Book: <u>706</u>	Page: <u>161-163</u>
Date of Recording: <u>Sept 9, 2005</u>	
Notes: _____	

3. Total Value / Sales Price of Property

Total Value / Sales Price of Property \$ N/A
Deed In Lieu Only (value of forgiven debt) \$ N/A
Taxable Value \$ N/A
Real Property Transfer Tax Due: \$ none

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: 6
- b. Explain Reason for Exemption: Distribution from Trust Estate of Parents

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor) Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.160 and NRS 375.170, 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 12% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Rhonda Bradshaw Capacity Grantee
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Print Name Randall L. Gelhart
Address 5352 W. Reiter
City Las Vegas
State NV Zip 8908

BUYER (GRANTEE) INFORMATION

Print Name Rhonda L. Gelhart Bradshaw
Address P.O. Box 177
City Caliente
State NV Zip 89008

COMPANY PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name Rhonda Bradshaw Esc. # _____
Address P.O. Box 177
City Caliente State: NV Zip 89008

(As a public record, this form may be recorded microfilmed)