

125176

FILED FOR RECORDING
AT THE REQUEST OF

Rhonda Bradshaw

2005 SEP 9 PM 3 44

LINCOLN COUNTY RECORDER
FEE 16.00
LESLIE BOUCHER DEPA

APN 02-072-07

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

BOOK 206 PAGE 165

A.P. No. 02-072-07
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 town of Panaca, County of Lincoln, State of Nevada, described as follows:

Lots One Hundred Six (106) and One Hundred Seven (107) of Sun Gold Manor Addition to the Town of Panaca, as shown by map thereof on file in Book "A" of Plats, page 101, in the Office of the County Recorder of Lincoln County, Nevada.

Assessor's Parcel No: 02-072-07

SUBJECT TO:

1. Taxes for the current fiscal year, not due or delinquent and any and all taxes and assessments levied or assessed after the recording date of this document. This will include the lien of supplemental taxes, if any.
2. Restrictions, conditions, reservations, rights, rights of way and easements, now of record (if any) affecting the use and occupancy of this property as the same may now appear of record.

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

1. Assessor Parcel Number(s)

- a) 02-072-07
- 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 mobile home park

| FOR RECORDERS OPTIONAL USE ONLY | |
|--|----------------------|
| Document Instrument # | <u>125176</u> |
| Book: <u>206</u> | Page: <u>165-167</u> |
| Date of Recording: <u>Sept 9, 2005</u> | |
| Notes: _____ | |

- 3. 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

BUYER (GRANTEE) INFORMATION

Print Name Randall L. Gelhart

Address 5352 W. Reiter

City Las Vegas

State NV Zip 89008

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, NV State: NV Zip 89008

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