

125240

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 SEP 21 PM 3 30

LINCOLN COUNTY RECORDER
FEE 15.00 *167.50 DEPAU*
LESLIE BOUCHER

A.P.N.: 001-191-87
File No: 152-2215789 (MJ)
R.P.T.T.: \$97.50

When Recorded Mail To: Mail Tax Statements To:
Justin Garrison
Patrice Garrison
1690 Bridle Drive
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

Patsy Franks, a widow

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

Justin Garrison and Patrice Garrison, 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:

Parcel 15-4 of Subsequent Parcel Map of Parcel 15 filed in Book A, Page 293, for Patsy Franks, recorded August 20, 2001 filed in Book B, Page 384 as File No. 116803. filed in the Office of the County Recorder, Lincoln County, Nevada, located in the Southwest Quarter (SW1/4) of Section 15, Township 1 North, Range 67 East, M.D.B. & M.

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: 06/17/2005

BOOK 206 PAGE 381

**STATE OF NEVADA
DECLARATION OF VALUE**

1 Assessor Parcel Number(s)

- a) 001-191-87
- 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 ONLY	
Document/Instrument #	<u>125240</u>
Book	<u>206</u> Page <u>381-382</u>
Date of Recording:	<u>Sept 21, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$25,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$25,000.00

Real Property Transfer Tax Due

\$97.50

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: Justin R. Garrison Capacity: Agent for Patsy Franks
 Signature: Patrice Garrison Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Patsy Franks
 Address: PO Box 514
 City: Pioche
 State: NV Zip: 89043

Print Name: Justin Garrison and Patrice Garrison
 Address: 1690 Bridle Drive
 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: 152-2215789 MJ/MJ
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151048
 City: Ely State: NV Zip: 89315

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

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