

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 OCT 12 PM 2 33

LINCOLN COUNTY RECORDER
FEE 15.00 SPH 40 DEPAW
LESLIE BOUCHER

A.P. No. 001-201-44
Escrow No. 101-2234287-CDZ/BJF
R.P.T.T. \$624.00 0240

WHEN RECORDED RETURN TO:
Gerald A. Klein and Louise V. Klein
1450 E. Pebble Road, #2051
Las Vegas, NV 89123

MAIL TAX STATEMENTS TO:
Gerald A. Klein and Louise V. Klein
1450 E. Pebble Road, #2051
Las Vegas, NV 89123

GRANT, BARGAIN and SALE DEED

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

W. L. Nickell and Gloria J. Nickell, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Gerald A. Klein and Louise V. Klein, 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 12 AS SHOWN BY PARCEL MAP FOR BRUCE CONDIE, JAMES E. WILKIN, JOHN T. CONDIE AND MARA CONDIE RECORDED SEPTEMBER 28, 1998, IN BOOK B, PAGE 151, AS DOCUMENT NO. 111651, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

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: 09/21/2005

W. L. Nickell

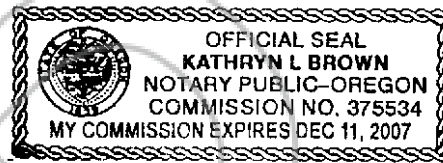
by Gloria Nickell
W. L. Nickell

Gloria Nickell
Gloria Nickell

Oregon)
STATE OF ~~NEVADA~~)
 Lane : ss.
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on
September 23, 2005 by
W. L. Nickell and Gloria Nickell.

Kathryn L Brown
Notary Public
(My commission expires: 12-11-07)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/21/2005 under Escrow No. 101-2234287

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-201-44
- 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	
Book <u>207</u>	Page: <u>325 326</u>
Date of Recording: <u>10/12/05</u>	
Notes: <u>#125356</u>	

3. Total Value/Sales Price of Property: \$16,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$16,000.00
 Real Property Transfer Tax Due: ~~\$624.00~~ 02.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 00 %

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 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: W. L. Nickell by Gloria Nickell Capacity: POA Seller
 Signature: Louise V. Klein Capacity: Seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: W. L. Nickell and Gloria Nickell
 Address: 87864 Limpit Ln
 City: FLORENCE
 State: OR Zip: 97439

Print Name: Gerald A. Klein and Louise V. Klein
 Address: 4008 Arrowhead
 City: LV
 State: NV Zip: 89117

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

First American Title Company of
 Print Name: Nevada File Number: 101-2234287 CDZ/NB
 Address: 2490 Paseo Verde Parkway #100
 City: Henderson State: NV Zip: 89074

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