

125449

FILED FOR RECORDING  
AT THE REQUEST OF

A.P. No. 002-102-19  
Escrow No. 103-2234762-DMR/BJF  
R.P.T.T. \$280.80

First American Title  
2005 OCT 31 PM 2 58

LINCOLN COUNTY RECORDER  
FEE 15.00 <sup>PH</sup> 280.80 DEPA  
LESLIE BOUCHER

WHEN RECORDED RETURN TO:  
Tyson Nelson  
2101 W Warm Springs, No 3726  
Henderson, NV 89014

MAIL TAX STATEMENTS TO:  
2101 W Warm Springs, No 3726  
Henderson, NV 89014

**GRANT, BARGAIN and SALE DEED**

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

Philip L. Mathews and Lea Ann Mathews, husband and wife, as joint tenants with right of survivorship

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

Tyson C Nelson, a single man

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**ALL OF LOT FIFTY-TWO (52) IN SUN GOLD MANOR UNIT NO. 1, IN THE TOWN OF PANACA, COUNTY OF LINCOLN, STATE OF 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: 10/04/2005

Philip L. Mathews

Philip L. Mathews

Lea Ann Mathews

Lea Ann Mathews

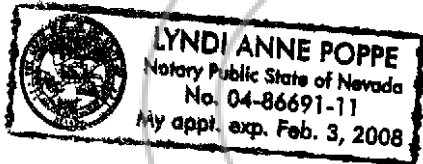
STATE OF NEVADA    )  
                                  : ss.  
COUNTY OF CLARK    )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Philip L. Mathews and Lea Ann Mathews.**

Lyndi Anne Poppe  
Notary Public

(My commission expires: Feb. 3, 2008 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/28/2005 under Escrow No. 103-2234762



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-102-19
- 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 208 Page: 214-215  
 Date of Recording: Oct 31, 2005  
 Notes: #125449

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$72,000.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

( \$ \_\_\_\_\_ )

Transfer Tax Value: \_\_\_\_\_

\$72,000.00

Real Property Transfer Tax Due \_\_\_\_\_

\$280.80

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: BUYER

Capacity: Tyson Nelson

Signature: \_\_\_\_\_

Capacity: [Signature]

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Philip L. Mathews and Lea Ann

T.C.

Print Name: Mathews

Print Name: Tyson Nelson

Address: P.O. Box 192

Address: 2101 W Warm Springs, No 3726

City: PANACA

City: Henderson

State: NV Zip: 89042

State: NV Zip: 89014

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

First American Title Company of

Print Name: Nevada

File Number: 103-2234762 DMR/MTD

Address: 315 Calais Drive, Suite A

City: Mesquite

State: NV Zip: 89027

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

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- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

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- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
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- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book <u>208</u>	Page: <u>214-215</u>
Date of Recording: <u>Oct 31, 2005</u>	
Notes: <u>#175449</u>	

3. Total Value/Sales Price of Property: \$72,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$72,000.00  
 Real Property Transfer Tax Due \$280.80

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Signature: Philip L. Mathews  
 Signature: Lea Ann Mathews

Capacity: Buyer SELLER  
 Capacity: Buyer SELLER

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Mathews  
 Address: 350 N 3rd St. Box 192  
 City: Panaca  
 State: NV Zip: 89042

Print Name: Tyson Nelson  
 Address: 2101 W Warm Springs, No 3724  
 City: Henderson  
 State: NV Zip: 89014

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

First American Title Company of  
 Print Name: Nevada File Number: 103-2234762 DMR/MTD  
 Address: 315 Calais Drive, Suite A  
 City: Mesquite State: NV Zip: 89027

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