

FILED FOR RECORDING  
AT THE REQUEST OF

A.P.N.: 001-057-03, 001-052-02  
001-057-31, 001-058-04  
File No: 152-2239457 (MJ)  
R.P.T.T.: \$113.10

First American Title

2005 NOV 2 PM 4 06

LINCOLN COUNTY RECORDER  
FEE 4.00 SPH 113.10 DEP cu  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Michael Rydberg  
Mary Rydberg  
P.O. Box 1025  
Logandale, NV 89201

**GRANT, BARGAIN and SALE DEED**

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

Richard A Jacobs, an unmarried person

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

Michael Rydberg and Mary Rydberg, 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:

THAT PORTION OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

## PARCEL 1

LOTS SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) IN BLOCK THIRTY-SEVEN (37) IN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA.

## PARCEL 2

ALL LOTS NUMBERED FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK NUMBERED FORTY-FIVE (45) IN SAID TOWN OF PIOCHE, NEVADA, AS SAID LOTS AND BLOCK ARE DELINEATED ON THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO WHICH PLAT AND THE RECORDS THEREOF REFERENCE IS HEREBY MADE FOR FURTHER PARTICULAR DESCRIPTION.

## PARCEL 3

A PARCEL OF LAND SITUATE WITHIN THE TOWN OF PIOCHE, COUNTY OF LINCOLN, STATE OF NEVADA, WITHIN THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 14, BLOCK 37, PIOCHE TOWNSITE, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 22 BEARS N 16° 03' 53" W A DISTANCE OF 1,960.64 FEET MORE OR LESS; THENCE S 43° E A DISTANCE OF 50.0 FEET MORE OR LESS, TO THE MOST SOUTHEASTERLY CORNER OF SAID LOT 15; THENCE S 47° W A DISTANCE OF 100.00 FEET MORE OR LESS, TO THE MOST SOUTHWESTERLY CORNER OF LOT 15, BLOCK 37, PIOCHE TOWNSITE, BOUNDING ON LACOUR STREET; THENCE ALONG LACOUR STREET N 43° W A DISTANCE OF 10.00 FEET MORE OR LESS, TO A POINT; THENCE N 24° 11' 55" E A DISTANCE OF 107.70 FEET MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS .0715 ACRES, MORE OR LESS.

PARCEL 4

A PARCEL OF LAND SITUATE WITHIN THE SW 1/4 OF THE NE 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, MOUNT DIABLO BASE & MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY POINT OF THIS PARCEL FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 22 BEARS N 20° 31' 55" W A DISTANCE OF 1,718.07 FEET MORE OR LESS; THENCE S 0° 56' 48" W A DISTANCE OF 305.00 FEET MORE OR LESS TO A POINT (12); THENCE S 04° 14' 22" E A DISTANCE OF 31.75 FEET MORE OR LESS, TO THE MOST SOUTHERLY POINT (11); THENCE N 43° 00' 00" W A DISTANCE OF 216.06 FEET MORE OR LESS, TO THE MOST WESTERLY POINT (9); THENCE N 40° 02' E A DISTANCE OF 233.27 FEET MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS .58 ACRES, MORE OR LESS.

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 25, 2003, IN BOOK 172, PAGE 344, AS INSTRUMENT NO. 120081.**

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.

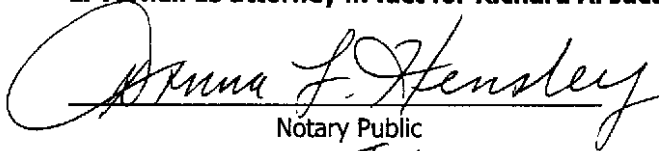
Date: 10/27/2005

*Richard A. Jacobs*  
Richard A Jacobs

By: *Christine J. Varnell As His Attorney in Fact*

STATE OF CALIFORNIA )  
 )  
 ) : ss.  
COUNTY OF SAN DIEGO )

This instrument was acknowledged before me on OCTOBER 28, 2005 by **Christine L. Varnell as attorney in fact for Richard A. Jacobs.**

  
Notary Public

(My commission expires: JUNE 23, 2006)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 27, 2005** under Escrow No. **152-2239457.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-057-03
- b) 001-052-02
- c) 001-057-31
- d) 001-058-04

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: 299-301  
 Date of Recording: Nov 2, 2005  
 Notes: #125466

3. Total Value/Sales Price of Property:

\$29,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$29,000.00

Real Property Transfer Tax Due

\$113.10

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 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: Richard A. Jacobs Esq. Capacity: \_\_\_\_\_

Signature: Christine A. Yarnell Esq. Capacity: \_\_\_\_\_

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

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

Print Name: Richard A Jacobs

Print Name: Mary Rydberg

Address: P.O. Box 213024

Address: P.O. Box 1025

City: Chula Vista

City: Logandale

State: CA Zip: 91921

State: NV Zip: 89201

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

First American Title Company of  
 Print Name: Nevada  
 768 Aultman Street, Ely, NV 89301,  
 Address P.O. Box 151048

File Number: 152-2239457 MJ/MJ

City: Ely

State: NV Zip: 89315

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-057-03
- b) 001-052-02
- c) 001-058-04
- d) ~~001-058-04~~ 001-057-31

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>208</u> Page: <u>299-301</u>
Date of Recording:	<u>1002, 2005</u>
Notes:	<u>#1254166</u>

3. Total Value/Sales Price of Property: \$29,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$29,000.00  
 Real Property Transfer Tax Due \$113.10

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 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: \_\_\_\_\_  
 Signature: Mary Rydberg

Capacity: Buyer  
 Capacity: Buyer

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

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

Print Name: Richard A Jacobs  
 Address: P.O. Box 213024  
 City: Chula Vista  
 State: CA Zip: 91921

Print Name: Mary Rydberg  
 Address: P.O. Box 1025  
 City: Logandale  
 State: NV Zip: 89201

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

First American Title Company of  
 Print Name: Nevada  
 768 Aultman Street, Ely, NV 89301,  
 Address P.O. Box 151048  
 City: Ely

File Number: 152-2239457 MJ/MJ  
 State: NV Zip: 89315

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