

125542

A.P.N.: 09-011-78
File No: 152-2235896 (MJ)
R.P.T.T.: \$125.00

FILED FOR RECORDING
AT THE REQUEST OF
First American
Title
2005 NOV 23 PM 3 09

When Recorded Mail To: Mail Tax Statements To:
Michael Rydberg and Mary Rydberg
P. O. Box 1025
Logandale, NV 89021

LINCOLN COUNTY RECORDER
FEE \$15.00 NRPM DEP
LESLIE BOGGER

GRANT, BARGAIN and SALE DEED

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

Justin Beaucannon, an unmarried man

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

Michael Rydberg and Mary Rydberg, husband and wife as joint tenants with right of survivorship as to an undivided 33.34% interest, and John Rydberg and Deborah Rydberg, husband and wife as joint tenants with right of survivorship as to an undivided 33.33% interest, and David Cook and Candy Cook, husband and wife as joint tenants with right of survivorship as to an undivided 33.33% interest

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

PATENTED MINING CLAIM (PAT. #1024565 SURVEY NO. 4549A. CAMPSITE LOAD) AND PATENTED MILLSITE (PAT. 1024565 SURVEY NO. 4549B. CLAY MILLSITE) SITUATED IN AN UNORGANIZED MINING DISTRICT, LOCATED IN SECTION 1 AND 2, TOWNSHIP 6 SOUTH, RANGE 66 EAST, M.D.B. &M., 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: 10/27/2005

Justin Beaucannon
Justin Beaucannon

STATE OF **ARIZONA**)
COUNTY OF Greenlee : ss.

This instrument was acknowledged before me on October 28, 2005 by **Justin Beaucannon**.

Cynthia Nichols
Notary Public
(My commission expires: Sept 12, 2006)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 27, 2005** under Escrow No. **152-2235896**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 09-011-78
- 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 _____

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FOR RECORDERS OPTIONAL USE	
Book <u>209</u>	Page: <u>79-80</u>
Date of Recording: <u>Nov. 23, 2005</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$35,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$35,000.00
 Real Property Transfer Tax Due: \$125.00 136.50

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 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]
 Signature: Mary Rydberg

Capacity: Buyer
 Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Justin Beaucannon
 Address: Post Office Box 161
 City: Duncan
 State: AZ Zip: 85534

Print Name: Mary Rydberg
 Address: P. O. Box 1025
 City: Logandale
 State: NV Zip: 89021

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

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

File Number: 152-2235896 MJ/MJ
 State: NV Zip: 89315

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

**STATE OF NEVADA
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FOR RECORDERS OPTIONAL USE

Book 209 Page: 79-80

Date of Recording: Nov. 23, 2005

Notes: _____

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\$35,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____

\$35,000.00

Real Property Transfer Tax Due _____

\$125.00

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Signature: Justin Beaucannon Capacity: owner/seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Justin Beaucannon

Address: Post Office Box 161

City: Duncan

State: AZ Zip: 85534

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Rydberg and Mary Rydberg, et al

Address: P. O. Box 1025

City: Logandale

State: NV Zip: 89021

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

Print Name: First American Title Company of Nevada

File Number: 152-2235896 MJ/MJ

Address: 768 Aultman Street, Ely, NV 89301,

Address: P.O. Box 151048

City: Ely

State: NV Zip: 89315

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