

125629

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 012-060-19
File No: 152-2238399 (MJ)
R.P.T.T.: ~~\$1,462.50 PSA SC~~
1412-50

First American Title

2005 DEC 12 PM 3 47

LINCOLN COUNTY RECORDER
FEE 15.00 FPH 1412-50
LESLIE BOBROWER

When Recorded Mail To: Mail Tax Statements To:
Brian J. O'Callaghan
Sherrie L. O'Callaghan
1636 Bonita Ave
Las Vegas, NV 89104

GRANT, BARGAIN and SALE DEED

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

Edward B. Vincent and Stephanie J. Vincent, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Brian J. O'Callaghan and Sherrie L. O'Callaghan, 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:

LOT TWO (2), AS SHOWN BY PARCEL MAP FOR DALE L. BURGESS AND ALFRED L. BURGESS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON NOVEMBER 10, 1998 IN BOOK PLAT B, PAGE 161 AS DOCUMENT NO. 111850..

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: 11/19/2005

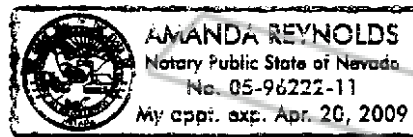
BOOK 209 PAGE 396
Book 209 Page 396

Edward B. Vincent

Edward B. Vincent

Stephanie J. Vincent
Stephanie J. Vincent

STATE OF NEVADA)
) SS.
COUNTY OF LINCOLN)



This instrument was acknowledged before me on Nov. 23, 2005 by **Edward B. Vincent and Stephanie J. Vincent.**

Amanda Reynolds
Notary Public

(My commission expires: April 20, 09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 19, 2005** under Escrow No. **152-2238399**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-060-19
- 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	<u>209</u> Page: <u>396-397</u>
Date of Recording:	<u>Dec 17, 2005</u>
Notes:	<u># 125624</u>

3. Total Value/Sales Price of Property:

~~\$355,000.00~~ ^{NO} 375,000.00

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

Transfer Tax Value:

~~\$355,000.00~~ ^{NO} 375,000.00

Real Property Transfer Tax Due

~~\$1,462.50~~ ^{PLEASE} 1462.50

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: Edward B. Vincent
Signature: Stephanie Vincent

Capacity: Seller
Capacity: Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Edward B. Vincent and Stephanie J. Vincent
Address: P.O. Box 382
City: Pioche
State: NV Zip: 89043

Print Name: Brian J. O'Callaghan and Sherrie L. O'Callaghan
Address: 1636 Bonita Ave
City: Las Vegas
State: NV Zip: 89104

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

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

File Number: 152-2238399 MJ/MJ
State: NV Zip: 89315

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
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- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

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Date of Recording:	<u>Dec 17, 2005</u>
Notes:	<u>#1125629</u>

3. Total Value/Sales Price of Property:

~~\$355,000.00~~ 375,000.00

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

375,000.00)

Transfer Tax Value:

~~\$355,000.00~~ 375,000.00

Real Property Transfer Tax Due

~~\$1,462.50~~ 1354.50

4. **If Exemption Claimed:**

1462.50

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: _____

Capacity: _____

Signature: Brian J. O'Callaghan

Capacity: Buyer

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

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

Edward B. Vincent and Stephanie

Brian J. O'Callaghan and

Print Name: J. Vincent

Print Name: Sherrie L. O'Callaghan

Address: P.O. Box 382

Address: 1636 Bonita Ave

City: Pioche

City: Las Vegas

State: NV Zip: 89043

State: NV Zip: 89104

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

First American Title Company of

Print Name: Nevada

File Number: 152-2238399 MJ/MJ

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City: Ely

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