

125666

A.P.N.: 002-233-02 and 002-233-03  
File No: 152-2247216 (MJ)  
R.P.T.T.: \$72.16

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2005 DEC 20 PM 2 15

LINCOLN COUNTY RECORDER  
FEE: \$500 RPT: \$72.16 DEPT: au  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Mary Jean Chadwick and Ralph D. Chadwick  
161 East Laval  
Henderson, NV 89015

**GRANT, BARGAIN and SALE DEED**

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

Beacon Group, a Utah Limited Partnership who acquired title as Beacon Group, a Partnership

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

Mary Jean Chadwick and Ralph D. Chadwick, wife and husband as joint tenants with right of survivorship

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

**LOTS 2 AND 3 AS SHOWN UPON NORTH HILLS SUBDIVISION FIRST PHASE IN BOOK A OF PLATS, PAGE 151, RECORDED 2-28-80 AS FILE 67636, 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: 12/12/2005

Beacon Group, a Utah Limited Partnership  
who acquired title as Beacon Group, a  
Partnership

*John S. Hinckley*  
*Mgr. Beacon Group LP, LLC*  
*Gen. Partner Beacon Group*

By: John S. Hinckley, Manager

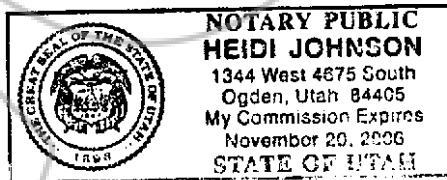
STATE OF UTAH )  
COUNTY OF SALT LAKE ) : ss.

This instrument was acknowledged before me on 15th Dec. 2005 by **Beacon Group, a Utah Limited Partnership who acquired title as Beacon Group, a Partnership.**

*Heidi Johnson*  
Notary Public

(My commission expires:  
Nov. 20, 2006 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 12, 2005** under Escrow No. **152-2247216**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-233-02
- b) 002-233-03
- 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 210 Page: 37-38  
 Date of Recording: 12/20/05  
 Notes: #125666

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

\$18,500.00

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

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

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

\$18,500.00

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

\$72.16

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: \_\_\_\_\_

Capacity: Mary Jean Chadwick

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

Capacity: Ralph D. Chadwick

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

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

Print Name: Beacon Group

Print Name: Mary Jean Chadwick and  
Ralph D. Chadwick

Address: 2573 Beacon Drive

Address: 161 East Laval

City: Salt Lake City

City: Henderson

State: UT Zip: 84108

State: NV Zip: 89015

**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: 152-2247216 MJ/LK  
 State: NV Zip: 89315

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

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DECLARATION OF VALUE**

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Signature: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Mrs. Beacon Group II, LLC Gen Partner  
 Capacity: Beacon Group

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

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

Print Name: Beacon Group  
 Address: 2573 Beacon Drive  
 City: Salt Lake City  
 State: UT Zip: 84108

Print Name: Mary Jean Chadwick and Ralph D. Chadwick  
 Address: 161 East Laval  
 City: Henderson  
 State: NV Zip: 89015

**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: 152-2247216 MJ/LK  
 State: NV Zip: 89315

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