

125708

A.P.N.: 013-160-62  
File No: 152-2240938 (MJ)  
R.P.T.T.: \$171.60

FILED FOR RECORDING  
AT THE REQUEST OF

*First American Title*

2005 DEC 27 PM 2 00

LINCOLN COUNTY RECORDER  
FEES 5.00 <sup>RP</sup> 171.60 <sup>REP</sup>  
LESLIE BOGNER

When Recorded Mail To: Mail Tax Statements To:  
Janice M McNeal  
9984 E. Carolina Circle  
Denver, CO 80247

**GRANT, BARGAIN and SALE DEED**

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

Gary A. Carrigan, Trustee of the 5 C Trust, dated April 20, 1995

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

Janice M McNeal, a single woman

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

**PARCEL 3 OF THE PARCEL MAP FOR 5-C TRUST, RECORDED JANUARY 5, 2000 IN BOOK, B OF PLATS, PAGE 270 AS FILE NO. 113811, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

**EXCEPTING THEREFROM A STRIP OF LAND 60.00 FEET WIDE FOR THE PURPOSE OF A PUBLIC ROAD WAY, BEING SITUATED WITHIN PARCEL 3 OF PARCEL MAP, BOOK PLAT B, PAGE 270, SEC. 11, T.3 S., R 67E., M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SE CORNER OF SAID PARCEL OF LAND;  
THENCE S. 89°34'38" W. A DISTANCE OF 774.42 FEET TO THE SW CORNER OF SAID STRIP OF LAND AND THE SW CORNER OF SAID PARCEL 3;  
THENCE N. 28°26'51" E. A DISTANCE OF 68.52 FEET TO THE NW CORNER OF SAID STRIP OF LAND;  
THENCE N. 89°34'38" E. A DISTANCE OF 739.78 FEET TO THE NE CORNER OF SAID STRIP OF LAND;  
THENCE S. 01°54'37" E. A DISTANCE OF 60.02 FEET TO THE SAID SE CORNER OF PARCEL 3 AND POINT OF BEGINNING;**

**THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 384 AS INSTRUMENT NO. 118330.**

Subject to

BOOK **210** PAGE **116**

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: 12/14/2005

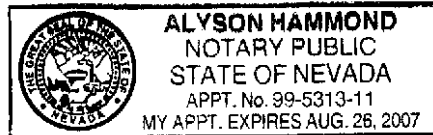
Gary A. Carrigan, Trustee of the 5 C Trust

*Gary A. Carrigan*  
 Gary A. Carrigan, Trustee

STATE OF **NEVADA** )  
 : ss.  
 COUNTY OF **LINCOLN** )

This instrument was acknowledged before me on 16 December 2005 by Gary A. Carrigan, Trustee.

*Alyson Hammond*  
 Notary Public  
 (My commission expires: Aug. 26 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 14, 2005** under Escrow No. **152-2240938**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-62
- 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>210</u>	Page: <u>116-117</u>
Date of Recording: <u>Dec 27, 2005</u>	
Notes: <u>#125708</u>	

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

\$44,000.00

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

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

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

\$44,000.00

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

\$171.60

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: Janice M McNeal

Capacity: \_\_\_\_\_

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

Capacity: \_\_\_\_\_

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

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

Print Name: 5 C Trust

Print Name: Janice M McNeal

Address: P. O. Box 381

Address: 9984 E. Carolina Circle

City: Pioche

City: Denver

State: NV Zip: 89043

State: CO Zip: 80247

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

First American Title Company of

Print Name: Nevada

File Number: 152-2240938 MJ/MJ

768 Aultman Street, Ely, NV 89301,

Address P.O. Box 151048

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) 013-160-62
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
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Signature: [Signature] Capacity: Sellers Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: 5 C Trust  
 Address: P. O. Box 381  
 City: Pioche  
 State: NV Zip: 89043

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

Print Name: Janice M McNeal  
 Address: 9984 E. Carolina Circle  
 City: Denver  
 State: CO Zip: 80247

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

First American Title Company of  
 Print Name: Nevada File Number: 152-2240938 MJ/MJ  
 768 Aultman Street, Ely, NV 89301,  
 Address P.O. Box 151048  
 City: Ely State: NV Zip: 89315

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