

125808

FILE FOR RECORDING  
AT THE REQUEST OF

First American Title

2006 JAN 20 PM 3 22

LINCOLN COUNTY RECORDER  
FEE 40.00 or 156.00 DEF a  
LESLIE BOUCHER

A.P. No. 003-131-04  
Escrow No. 101-2250838-CDZ/BJF  
R.P.T.T. \$156.00

**WHEN RECORDED RETURN TO:**

Joer Properties LLC  
948 Holt Avenue  
Caliente, NV 89008

**MAIL TAX STATEMENTS TO:**

948 Holt Avenue  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

Citifinancial Mortgage Company, Inc.

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

Joer Properties LLC

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

**Lot 18, Block A, The James H. Gottfredson Addition to the City of Caliente, as shown upon map thereof, recorded August 9, 1963 in the Recorder's Office, as file 40599, 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. Sellers warranty is limited to the actions done or suffered by, through, or under the grantor, but not further or otherwise  
Date: 01/10/2006

Citifinancial Mortgage Company, Inc.

Kathryn L. Berthiaume

By: Integrated Asset Services, Inc V.P.

Denver  
STATE OF ~~NEVADA~~ COLORADO ss.  
COUNTY OF ~~CLARK~~ DENVER )

Kathryn L. Berthiaume  
Vice President

This instrument was acknowledged before me on 1/11/06 By KATHRYN L. BERTHAUME  
AS VP OF IAS AS MTY IN FACT by For  
Citifinancial Mortgage Company, Inc..

[Signature]  
Notary Public  
(My commission expires: 8/29/06)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/10/2006 under Escrow No. 101-2250838

GLENA HARTLEY  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 08/29/2007

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-131-04  
 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	
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Date of Recording: <u>Jan 29 2006</u>	
Notes: <u>#175-808</u>	

3. Total Value/Sales Price of Property: \$40,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$40,000.00  
 Real Property Transfer Tax Due \$156.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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: Kathryn McCallum, VP      Capacity: Seller  
 Signature: JAS IAF      Capacity: \_\_\_\_\_

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

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

Citifinancial Mortgage Company,  
 Print Name: Inc.  
 Address: 1111 NORTH POINT DR BLDG  
 City: 4 #100 Dorell, TX 75019  
 State: TX      Zip: 75019

Print Name: Joer Properties LLC  
 Address: 948 Holt Avenue  
 City: Caliente  
 State: NV      Zip: 89008

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

First American Title Company of  
 Print Name: Nevada  
 Address: 2490 Paseo Verde Parkway #100  
 City: Henderson

File Number: 101-2250838 CDZ/NB  
 State: NV      Zip: 89074

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