

FILED FOR RECORDATION
AT THE REQUEST OF

A.P.N.: 003-161-04
File No: 152-2219291 (MJ)
R.P.T.T.: \$105.30

First American Title
FEB 6 AM 11 33

LINCOLN COUNTY RECORDER
FEE 1.00 TPA 1.50 DEPA
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Mary Christine Lucas
4387 E Lake Mead Blvd
Las Vegas, NV 89115

GRANT, BARGAIN and SALE DEED

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

Austin Christensen and Evelyn Christensen, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Mary Christine Lucas, a single woman

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

THAT PROPERTY IN THE CITY OF CALENETE LINCOLN COUNTY, NEVADA DESCRIBED IN THE DEED BOOK 99, PAGE 319 FOUND IN THE OFFICIAL RECORDS OF THE COUNTY OF LINCOLN STATE OF NEVADA, TOGETHER WITH ADJACENT PROPERTY TO THE NORTH AND EAST, OF WHICH IS BOUNDED ON THE NORTHWESTERLY SIDE BY THE SOUTHERLY ALLEY BEHIND ROWAN DRIVE, THE SIXTEENTH LINE BETWEEN THE NW1/4, SW1/4 AND SW1/4, SW 1/4 SECTION 8 TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.M. ON THE SOUTH AND BLOCK 4 OF THE MODERN TOWNSITE SUBDIVISION OF SAID CITY OF CALIENTE THE RESULTANT PROPERTY MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER WHICH IS LOCATED ON THE SOUTHERN BOUNDARY OF THE SAID ALLEY BEHIND ROWAN DRIVE, BEING MONUMENTED BY A REBAR AND PLASTIC CAP STAMPED L. SMITH PLS 12751 FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 8 BEARS SOUTH 24°02'02" WEST 1517.82 FEET THENCE NORTH 60°14'03" EAST 258.52 FEET ALONG THE SAID ALLEY, TO (OR AT) A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH P LS 12751, THENCE SOUTH 29°51'43" EAST 158.00 FEET TO (OR AT) A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH P LS 12751, THENCE NORTH 60°08'17" EAST 50.00 FEET TO (OR AT) A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH P LS 12751, THENCE SOUTH 29°51'43" EAST 84.24 FEET TO (OR AT) A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH P LS 12751 TO THE SAID SIXTEENTH LINE, THENCE SOUTH 89°47'52" WEST 168.13 FEET TO (OR AT) A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH P LS 12751, ALONG THE SAID SIXTEENTH LINE, THENCE SOUTH 5°22'12" EAST 167.36 FEET TO (OR AT) A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH P LS 12751, THENCE NORTH 43°17'46" WEST 283.50 FEET TO (OR AT) A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH P LS 12751, THENCE NORTH 29°51'43" WEST 20.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION WAS PREPARED BY LENARD SMITH LAND SURVEY PLS # 12751, 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: 06/30/2005 Jan. 25, 2006



Austin Christensen

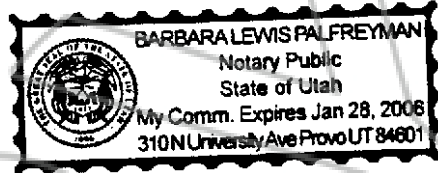


Evelyn Christensen

STATE OF **UTAH**)
 : ss.
COUNTY OF Utah)

This instrument was acknowledged before me on January 25, 2006 by
Austin Christensen and Evelyn Christensen, husband and wife.

Barbara Lewis Palfreyman
Notary Public
(My commission expires: 1-28-06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 30, 2005** under Escrow No. **152-2219291**.

COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-161-04
 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 Land & MH

FOR RECORDERS OPTIONAL USE
 Book 211 Page: 460-462
 Date of Recording: Feb 6, 2006
 Notes: #175910

3. Total Value/Sales Price of Property: \$27,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$27,000.00
 Real Property Transfer Tax Due \$105.30

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: Austin Christensen Capacity: Seller
 Signature: Evelyn Christensen Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Austin Christensen and Evelyn Christensen
 Address: 478 East 245 South
 City: Springville
 State: UT Zip: 84663

Print Name: Mary Christine Lucas
 Address: 4387 E Lake Mead Blvd
 City: Las Vegas
 State: NV Zip: 89115

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: 152-2219291 MJ/MJ
 State: NV Zip: 89315

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

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Signature: _____

Capacity: _____

Signature: [Signature]

Capacity: [Signature]

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BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Austin Christensen and Evelyn

Print Name: Christensen

Print Name: Mary Christine Lucas

Address: 478 East 245 South

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City: Las Vegas

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First American Title Company of

Print Name: Nevada

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