

125963

A.P.N.: 013-150-25  
File No: 152-2245321 (MJ)  
R.P.T.T.: \$193.06

FILED FOR RECORDING  
AT THE REQUEST OF  
*First American Title*  
2006 FEB 17 PM 3 50  
LINCOLN COUNTY RECORDER  
FEE 1500 <sup>PM</sup> 193.06 DEPA  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Clinton Wiley Bradshaw  
P. O. Box 301  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

Bill Oesterle and Shirlee Hansen, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Clinton Wiley Bradshaw, a single man

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

**LOTS 10, 11 AND 12, OF PARCEL MAP FOR BILL OESTERLE AND SHIRLEE HANSEN  
RECORDED FEBRUARY 06, 2006 IN PLAT BOOK C, PAGE 167 AS FILE NO. 125909  
LYING WITHIN SECTIONS 10, AND 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, MDB  
AND M., 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: 02/15/2006



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-150-25
- 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 217 Page: 248-249  
 Date of Recording: Feb 17, 2006  
 Notes: #175665

3. Total Value/Sales Price of Property: \$49,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$49,500.00  
 Real Property Transfer Tax Due \$193.06

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: [Signature] Capacity: seller  
 Signature: [Signature] Capacity: buyer

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

Print Name: Bill Oesterle and Shirlee Hansen  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

Print Name: Clinton Wiley Bradshaw  
 Address: P. O. Box 301  
 City: Caliente  
 State: NV Zip: 89008

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

Print Name: First American Title Company of Nevada File Number: 152-2245321 MJ/MJ  
 Address: 768 Aultman Street, Ely, NV 89301,  
P.O. Box 151048 State: NV Zip: 89315  
 City: Ely

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