

1 2 6 1 1 5

A.P.N.: 006-241-67  
File No: 152-2218518 (MJ)  
R.P.T.T.: \$117.00

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title  
2008 MAR 15 PM 2 14

LINCOLN COUNTY RECORDER  
FEE \$500 ~~\$400~~ DEPEND  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Richard Alfano and Lois A Alfano  
PO Box 392  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

Shellie Pinotti-Rusterholtz, who is also known as Shellie A. Pinotti, and William Rusterholtz, wife and husband

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

Richard Alfano and Lois A Alfano, husband and wife as joint tenants with right of survivorship

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

**That portion of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 35, Township 2 North, Range 69 East, M.D.B & M., Lincoln County, Nevada described as follows:**

**Parcel A of Subsequent Parcel Map for McCrosky Brothers recorded February 22, 1994 in Plat Book A, Page 407 as file 101567, Lincoln County, Nevada**

**And**

**That portion of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 2, Township 1 North, Range 69 East, M.D.B. and M., Lincoln County, Nevada, described as follows:**

**Parcel 1C of Parcel Map for Tuffy Ranch Properties LLC recorded February 6, 2006 in Plat Book C, Page 166 as file 125908, 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.

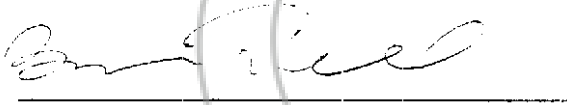
Date: 06/27/2005

  
Shellie Pinotti-Rusterholtz

  
William Rusterholtz

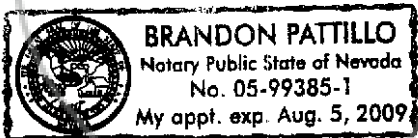
STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF **CLARK** )

This instrument was acknowledged before me on MARCH 8<sup>TH</sup>, 2006 by **Shellie Pinotti-Rusterholtz and William Rusterholtz.**

  
\_\_\_\_\_  
Notary Public

(My commission expires: AUG. 5<sup>TH</sup> 2009)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 27, 2005** under Escrow No. **152-2218518.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-241-67 \_\_\_\_\_
- 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 213 Page: 376-377  
 Date of Recording: 3/15/06  
 Notes: #126115

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

\$30,000.00

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

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

\$30,000.00

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

\$117.00

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: Seller

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Shellie Pinotti-Rusterholtz and

Richard Alfano and Lois A

Print Name: William Rusterholtz

Print Name: Alfano

Address: 5122 Airdrie Place

Address: PO Box 392

City: Las Vegas

City: Caliente

State: NV Zip: 89122

State: NV Zip: 89008

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

First American Title Company of

Print Name: Nevada

File Number: 152-2218518 MJ/LK

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) 006-241-67
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
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  - 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 |                                 |
|----------------------------|---------------------------------|
| Document/Instrume          | <u>126115</u>                   |
| Book                       | <u>213</u> Page: <u>376-377</u> |
| Date of Recording:         | <u>3/15/06</u>                  |
| Notes:                     | _____                           |

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Signature: Richard Alfano Capacity: Buyer  
 Signature: Lois A Alfano Capacity: Buyer

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

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

Print Name: Shellie Pinotti-Rusterholtz and William Rusterholtz  
 Address: 5122 Airdrie Place  
 City: Las Vegas  
 State: NV Zip: 89122

Print Name: Richard Alfano and Lois A Alfano  
 Address: PO Box 392  
 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: 152-2218518 MJ/LK  
768 Aultman Street, Ely, NV 89301, P.O.  
 Address Box 151048  
 City: Ely State: NV Zip: 89315

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