

A.P.N.: 013-150-25  
File No: 152-2261825 (MJ)  
R.P.T.T.: \$195.00

FILED FOR RECORDING  
AT THE REQUEST OF  
First American  
Title  
2006 MAR 21 PM 1:08

LINCOLN COUNTY RECORDED  
FEE \$15.00 NLPTT \$5.00 DEP  
LESS THE \$10.00 FEE

When Recorded Mail To: Mail Tax Statements To:  
Frank J. Cusumano, Jr.  
5537 Beach Court  
Parma, OH 44134

**GRANT, BARGAIN and SALE DEED**

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

Clinton Wiley Bradshaw, a single man

do(es) hereby GRANT, BARGAIN and SELL to

Frank J. Cusumano, Jr, an unmarried man

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

**LOT 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, M.D.B. 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: 03/13/2006



**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 214 Page: 78-79  
 Date of Recording: March 21, 2006  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \$50,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$50,000.00  
 Real Property Transfer Tax Due \$195.00

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: *Clinton Wiley Bradshaw* Capacity: *Seller*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Clinton Wiley Bradshaw  
 Address: Post Office Box 301  
 City: Caliente  
 State: NV Zip: 89008

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

Print Name: Frank J. Cusumano, Jr.  
 Address: 5537 Beach Court  
 City: Parma  
 State: OH Zip: 44134

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

First American Title Company of  
 Print Name: Nevada File Number: 152-2261825 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)