126298

A.P.N. # 01-095-09;10

R.P.T.T. \$ 66.30
ESCROW NO. 19032316

RECORDING REQUESTED BY:
COW COUNTY TITLE
MAIL TAX STATEMENTS TO:
SAME AS BELOW

WHEN RECORDED MAIL TO:
LARRY GEARHART
4880 DONOVAN WAY
N. LAS VEGAS, NV 89081

FILED FOR RECORDING
AT THE REQUEST OF
COUNTY THE

2006 APR 7 PM 2 58

LINGOLH COUNTY RECORDER
FEE # 15.00 NAMESEP

LESLIE BOUCHER AD

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That EDWARD OPSITOS, a single man

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant. Bargain Sell and Convey to GEARHEART RANCH LLC., a Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of LINCOLN State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: March 07, 2006

Edward Costs
EDWARD OPSITOS

STATE OF <u>LEVADA</u> SS.

BOXANNE V. RAFTERY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 00-63540-1
MY APPT. EXPIRES JAN. 26, 2008

This instrument was acknowledged before me on March 10th 2006, by, EDWARD OPSITOS

Signature

Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 19032316

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

Lots 37, 38 and 39 in Block 25 in the Town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.

ASSESSOR'S PARCEL NUMBER FOR 2005 - 2006: 01-095-09 01-095-10



STATE OF NEVADA DECLARATION OF VALUE

| 1. | Assessor Parcel Number(s): a) 01-095-09;10 b) c) d) | FOR RECORDERS OPTIONAL USE ONLY Document/Instrument No.: 126 298 Book: 215 Page: 11 12 Date of Recording: April 7, 2006 | |
|---|---|---|--|
| 2. | Type of Property: a) XX Vacant Land b) Single Family Res. c) Condo/Townhouse d) 2-4 Plex e) Apartment Bldg. f) Comm'l/Ind'l g) Agricultural h) Mobile Home i) Other: | Notes: | |
| 3. | Total Value/Sales Price of Property | \$ 16,900.00 | |
| | Deed in Lieu of Foreclosure Only (Value of Property) | \$ | |
| | Transfer Tax Value | \$ 16,900.00 | |
| | Real Property Transfer Tax Due: | \$66.30 | |
| 4. | If Exemption Claimed: | | |
| | a. Transfer Tax Exemption, per NRS 375.090, Section: | | |
| | b. Explain Reason for Exemption: | | |
| 5. | Partial Interest: Percentage being transferred: 100.00 | % | |
| 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 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. | | | |
| | ursuant to NRS 375.030, the Buyer and Seller shall be jointly and se | | |
| Si | onature: Edward Cpsities | Capacity:_SEUER | |
| Si | gnature: | Capacity: | |
| | SELLER (GRANTOR) INFORMATION (required) | BUYER (GRANTEE) INFORMATION (required) | |
| | int Name: EDWARD OPSITOS Pri | nt Name: GEARHEART RANCH LLC. | |
| | | dress: 4880 DONOVAN WAY y/State/Zip: N. LAS VEGAS, NV 89081 | |
| U _l | ty/State/Zip: HENDERSON, NV 89014 Cit COMPANY/PERSON REQUESTING RECORDING | | |
| | ompany Name: COW COUNTY TITLE | Escrow No.: 19032316 | |
| | ddress: 363 Erie Main St. | | |
| Ci | ty/State/Zip: <u>Tonopah, NV 89049</u> | | |

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

STATE OF NEVADA DECLARATION OF VALUE

| 1. Assessor Parcel Number(s): a) 01-095-09;10 | FOR RECORDERS OPTIONAL USE ONLY Document/Instrument No.: | |
|--|--|--|
| a) 01-095-09;10 b) | | |
| c) | Book: 215 Page: 11-12 | |
| d) | Date of Recording: April 7, 2006 | |
| 2 T S.D | Notes: | |
| 2. Type of Property:a) XX Vacant Landb) Single F | amily Rec | |
| c) Condo/Townhouse d) 2-4 Plex | | |
| e) Apartment Bldg f) Comm'l/ | Ind'l | |
| g) Agricultural h) Mobile | Home | |
| i) Other: | | |
| 3. Total Value/Sales Price of Property | \$ 16,900.00 | |
| Deed in Lieu of Foreclosure Only (Value of Property) | \$ 0.00 | |
| Transfer Tax Value | \$ 16,900.00 | |
| | | |
| Real Property Transfer Tax Due: | \$ 66.30 | |
| 4. If Exemption Claimed: | | |
| a. Transfer Tax Exemption, per NRS 375.090, Section: | | |
| b. Explain Reason for Exemption: | | |
| o. Explain reason for Exemption. | | |
| 5. Partial Interest: Percentage being transferred: 100. | 00 % | |
| 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 informa | tion and belief, and can be supported by documentation if | |
| | . Furthermore, the disallowance of any claimed exemption or | |
| | enalty of 10% of the tax due plus interest at 1% per month. jointly and severally liable for any additional amount owed | |
| | / / | |
| Signature: Hand Kentrers | Capacity: Buysk | |
| | | |
| Signature/ | Capacity: | |
| SELLER (GRANTOR) INFORMATION | BUYER (GRANTEE) INFORMATION | |
| (required) | (required) | |
| Print Name: EDWARD OPSITOS | Print Name: GEARHEART RANCH LLC. | |
| Address: 2403 LACASA DRIVE | Address: 4880 DONOVAN WAY | |
| City/State/Zip: HENDERSON, NV 89014 | City/State/Zip: N. LAS VEGAS, NV 89081 | |
| | | |
| COMPANY/PERSON REQUESTING RE | CORDING (required if not the Seller or Buyer) | |
| | | |
| | Escrow No.: 19032316 | |
| Address: 363 Erie Main St. City/State/Zip: Tonopah, NV 89049 | | |
| City/State/Zip: Tonopah, NV 89049 | | |

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