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A.P.N.: 002-102-09  
File No: 152-2262000 (MJ)  
R.P.T.T.: \$288.60

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title  
2006 APR 12 PM 2 07

LINCOLN COUNTY RECORDER  
FEE 150  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
James F. Didier  
45 Mathews Court  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

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

Lisa Nelson, an unmarried woman

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

James F. Didier, an unmarried man

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

**LOT 40 IN SUN GOLD MANOR UNIT NO. 1 AS SHOWN BY MAP THEREOF RECORDED  
SEPTEMBER 30, 1952 AS FILE NO. 27842 IN THE OFFICE OF THE COUNTY RECORDER  
OF 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: 03/06/2006

Lisa Nelson  
Lisa Nelson

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

This instrument was acknowledged before me on March 10, 2006 by **Lisa Nelson.**

Debra Bradfield  
Notary Public  
(My commission expires:  
Feb. 1, 2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 06, 2006** under Escrow No. **152-2262000**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-102-09
- 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 215 Page: 177-178  
 Date of Recording: Apr 17, 2006  
 Notes: #1216321

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

\$74,000.00

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

( \$ \_\_\_\_\_ )

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

\$74,000.00

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

\$288.60

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: Lisa Nelson

Capacity: seller

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Lisa Nelson

Print Name: James Francis Didier

Address: P.O. Box 121

Address: 45 Matthews Court

City: Panaca

City: Panaca

State: NV Zip: 89042

State: NV Zip: 89042

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

First American Title Company of

Print Name: Nevada  
 768 Aultman Street, Ely, NV 89301,

File Number: 152-2262000 MJ/LK

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**

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FOR RECORDERS OPTIONAL USE	
Book <u>215</u>	Page: <u>177-178</u>
Date of Recording: <u>Apr 12 2006</u>	
Notes: <u>#126371</u>	

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Signature: James Francis Didier Capacity: Buyer

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Lisa Nelson

Address: P.O. Box 121

City: Panaca

State: NV Zip: 89042

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

Print Name: James Francis Didier

Address: 45 Matthews Court

City: Panaca

State: NV Zip: 89042

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Print Name: Nevada File Number: 152-2262000 M J / L K  
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Address P.O. Box 151048  
City: Ely State: NV Zip: 89315

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