

126414

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

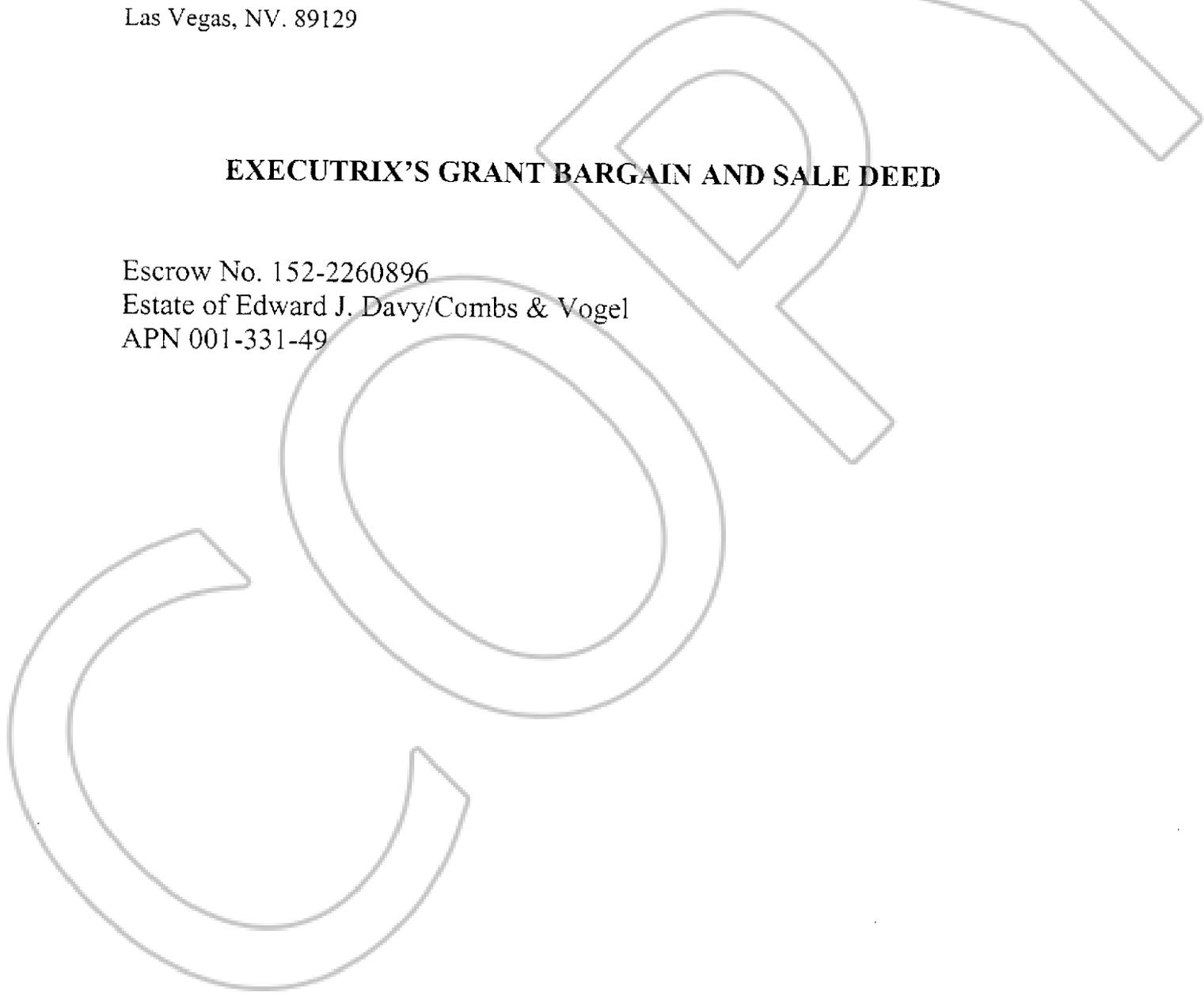
2006 APR 21 PM 1 24

LINCOLN COUNTY RECORDER
FEE \$22.00
LESLIE BOUCHER

WHEN RECORDED MAIL TO:
Stephen A. Combs
Glenn Vogel
8111 Defiance Ave
Las Vegas, NV. 89129

EXECUTRIX'S GRANT BARGAIN AND SALE DEED

Escrow No. 152-2260896
Estate of Edward J. Davy/Combs & Vogel
APN 001-331-49



ESCROW NO: 152-2260896
FIRST AMERICAN TITLE COMPANY
PO BOX 1048
ELY, NV. 89301

EXECUTRIX'S GRANT BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, pursuant to the Order of the District Court of Lincoln County, State of Nevada entered in Case No. PR 1212005 entitled In the Matter of the Estate of Edward Joseph Davy also known as Edward Davy on April 14, 2006, a certified copy of which is attached hereto and incorporated herein by reference, PATSY A. BURTON as Executrix of said Estate does hereby grant, bargain and sell to ^{an unmarried man, unmarried} STEPHEN A. COMBS and GLENN VOGEL, ^{man as joint tenants with right of survivorship} as tenants in common, the real property of the decedent titled in the name of EDWARD J. DAVY, commonly known as 23 Cedar Ridge, Pioche, County of Lincoln, State of Nevada described as follows:

PARCEL 23 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON NOVEMBER 18, 1997, IN BOOK B, PAGE 74, OF PLATS, AS FILE NO. 110135, LOCATED IN A PORTION OF THE NE1/4, SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M.

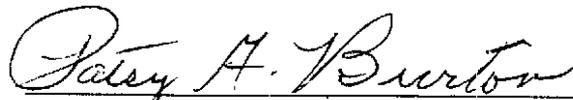
EXCEPTING therefrom all mines of gold, silver, copper, lead, cinnabar, and other valuable minerals which may exist in the said tract, except gas, coal, oil and oil shale, as reserved by the State of Nevada in Deed recorded April 27, 1931, in Book D-1, Page 186, Patent Records, Lincoln County, Nevada.

SUBJECT to the recorded Deed restrictions of record as shown on the attached Exhibit "A".

APN NO: 001-331-49

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.

Dated this 18th day of April, 2006.

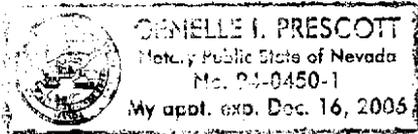


PATSY A. BURTON, EXECUTRIX OF
THE ESTATE OF EDWARD JOSEPH
DAVY also known as EDWARD DAVY
Under Case No. PR1212005 in the District
Court, Lincoln County, Nevada

-1-

STATE OF NEVADA }
 SS.
COUNTY OF CLARK]

ON APRIL 18, 2006, personally appeared before me, a Notary Public, PATSY A. BURTON, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.



Ornelle I. Prescott

NOTARY PUBLIC

COPY

EXHIBIT A

DEED RESTRICTIONS

1. The 2 acre+ sites cannot be divided into smaller parcels.
2. The 5 or 10 acre sites can be divided into smaller parcels, but not less than 2½ gross acres.
3. No mobile homes or trailers allowed on Lots 1-24. Modular homes will be permitted. These are identified, as manufactured buildings, and factory-built housing, approved by the Division of Manufactured Housing. These homes meet Nevada State Codes for Building, Plumbing, Mechanical, and Electrical. These homes are typically identified by an insignia placed on each unit. The insignia's are dark blue with silver letters and have a Nevada State Seal. The number on these labels start with FH. If Buyer intends to purchase a modular or manufactured home, it is the Buyer's responsibility to submit the plans, drawings, or sketch of the home to the County and/or Town to make sure that the modular or manufactured house is NOT a mobile home.
4. Temporary trailers are allowed with Town approval on Lots 1-24 for one (1) year while in the process of constructing a permanent residence. Additional time to keep a construction trailer on a lot must be approved by the Town and/or Lincoln County Commission.

1 Page Two
2 Order Confirming Sale
3 Estate of Edward Joseph Davy
4 also known as Edward Davy, Deceased
CASE NO: PR1212005

5
6 thereof on file herein;

7 2. That the sale was legally made and fairly conducted.

8 3. That due and legal notice of this hearing has been given
9
10 as required by law and as shown by the Certificate of Mailing thereof
11 on file herein;

12 4. That the sum offered for the subject real property is 100%
13 of its appraised value as shown by the Appraisal by a certified
14 appraiser filed herein;

15
16 5. That a Purchase Agreement for the sale of the property has
17 been filed with the Petition, and reviewed by this Court, and approved
18 for a private sale of the real property and the personal property
19 therein referred to, consisting of a washer, dryer, refrigerator, stove
20 and microwave oven as was included in the listing agreement with
21 the realtor executed by Stephanie Lynn Davy, Executrix herein.
22
23

24
25 6. That no objections having been filed with this Court, and
26 good cause appearing therefore,
27

28 **IT IS ORDERED, ADJUDGED AND DECREED** that the sale of

1 Page Three
2 Order Confirming Sale
3 Estate of Edward Joseph Davy
4 also known as Edward Davy
5 Case No. PR1212005

6 real and personal property of the above-named decedent to STEPHEN
7 COMBS and GLENN VOGEL for the selling price of \$180,000.00
8 pursuant to a Purchase Agreement entered into by and between
9 Stephanie Lynn Davy, Executrix and the Buyers on February 16, 2006
10 is hereby approved, ratified, and confirmed; said real property
11 being commonly known and numbered as 23 Cedar Ridge, Pioche,
12 Nevada, consisting of a modular home and 2.3 Acres of land and more
13 particularly described as:
14

15
16
17 Parcel 23 as shown on parcel map for James Vincent
18 filed in the office of the County Recorder of Lincoln
19 County on November 18, 1997, in Book B, Page 74
20 of Plats, as File No. 110135, located in a portion of
21 the NE ¼, Section 15, Township 1 North, Range 67
22 East, M.D.B.&M.

23 EXCEPTING THEREFROM all mines of gold, silver,
24 copper, lead, cinnabar, and other valuable minerals
25 which may exist in the said tract, except gas, coal,
26 oil and oil shale, as reserved by the State of Nevada
27 in deed recorded April 17, 1931, in Book D-1, Page 186,
28 Patent Records, Lincoln County, Nevada and SUBJECT
TO certain Deed Restrictions of record.

APN NO: 001-331-49

conveying all right, title and interest of the above named decedent

1 PAGE FOUR
2 ORDER CONFIRMING SALE
3 ESTATE OF EDWARD JOSEPH DAVY
4 also known as EDWARD DAVY
CASE NO: PR1212005

5
6 and his estate in and to the above-described property, including the
7 personal property of a washer, dryer, refrigerator, stove and microwave
8 oven contained therein; and
9

10 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED**

11 that pursuant to the Petition and consent of the Co-Executrix,
12 STEPHANIE LYNN DAVY, the Co-Executrix, PATSY A. BURTON, a
13 Nevada resident, be, and she is hereby authorized and directed,
14 with complete and sole authority in behalf of this estate as it pertains
15 to the sale of the real and personal property herein to sign, execute,
16 acknowledge, negotiate and deliver all documents, instruments, and
17 papers as may be required through escrow to effectuate the culmination
18 of the aforesaid sale of real and personal property, including, but not
19 limited to the execution of an Executrix's Grant Deed, without
20 limiting the generality of the foregoing, all deeds, escrow instructions,
21 bills of sale, releases or amendments, changes or modifications,
22 and to collect in behalf of said estate from escrow the net proceeds due
23 the estate, as seller, and to deposit same into the estate's checking
24
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28

1 PAGE FIVE
2 ORDER OF CONFIRMATION
3 ESTATE OF EDWARD JOSEPH DAVY
4 also known as EDWARD DAVY
5 CASE NO: R1212005

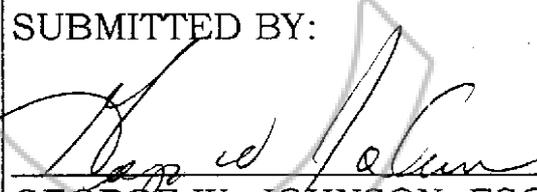
6 account at the Wells Fargo Bank in Las Vegas, Nevada, without further
7
8 Order of the Court; and

9 **IT IS FURTHER ORDERED** that PATSY A. BURTON, Co-Executrix
10 of this estate, be and she is hereby authorized to pay from the proceeds
11 of sale, through escrow, the real estate and broker's commissions in a
12 total amount of \$10,800.00, representing 6% of the total sales price of
13 \$180,000.00, plus payment of seller's closing costs and other costs
14 as specifically defined within the written Purchase Agreement of
15 February 16, 2006.
16
17

18
19 **DATED AND DONE** on this 14 day of April, 2006.

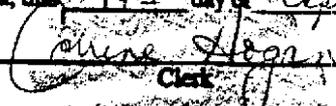
20
21 
22 **DISTRICT JUDGE**

23 SUBMITTED BY:

24 
25 **GEORGE W. JOHNSON, ESQ.**
26 **NEVADA BAR NO. 2552**
27 **517 SO. THIRD STREET**
28 **LAS VEGAS, NEVADA 89101**

This document to which this certificate is attached is a full, true and correct copy of the original, on file and record in the County Clerks Office, Pioche Nevada.

In witness whereof, I have hereunto set my hand and affixed the Seal of the Seventh Judicial District Court in and for the County of Lincoln, State of Nevada, this 14th day of April 2006


Clerk

Deputy Clerk

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-35 _____
- 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	<u>215</u> Page: <u>422-430</u>
Date of Recording:	<u>Apr 21, 2006</u>
Notes:	<u>#176414</u>

3. Total Value/Sales Price of Property: _____

\$180,000.00

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

Transfer Tax Value: _____

\$180,000.00

Real Property Transfer Tax Due _____

\$702.00

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]
Signature: [Signature]

Capacity: Escrow Agent
Capacity: Escrow Agent

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

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

Stephanie Lynn Davy & Patsy A. Burton
Co-Executrixes of Edward Davy

Stephen A. Combs & Glenn Vogel

Print Name: Estate

Print Name: _____

Address: 53 Longfield Road, Sheffield 510

Address: 871 Coronado Center, #100

City: South Yorkshire

City: Henderson

United

State: Kingdom Zip: _____

State: NV Zip: 89052

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

First American Title Company of
Print Name: Nevada
768 Aultman Street, Ely, NV 89301,
Address P.O. Box 151048
City: Ely

File Number: 152-2260896 MJ/DSP
State: NV Zip: 89315

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