

126457

A.P.N.: 012-180-06
File No: 152-2269486 (MJ)
R.P.T.T.: \$491.40

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2006 MAY 2 PM 4 06

LINCOLN COUNTY RECORDER
FEE 1500.00
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Tami Sue Osborn
P.O. Box 928
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

H. Allen Newberry and Sherry L. Newberry, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Tami Sue Osborn, an unmarried woman

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

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER, FROM WHICH POINT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, BEARS SOUTH 80°19'36" EAST, 856.24 FEET; THENCE NORTH 63°45'51" WEST, 200.00 FEET; THENCE NORTH 26°14'09" EAST, 340.48 FEET; THENCE SOUTH 30°38'37" EAST, 238.80 FEET; THENCE SOUTH 26°14'09" WEST, 210.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION APPEARED IN DOCUMENT RECORDED AUGUST 10, 1987 IN BOOK 76, PAGE 318 AS FILE 87428.

SAID PARCEL IS ALSO DESCRIBED AS:

PARCEL 2 AS SHOWN UPON PARCEL MAP FOR ROBERT J. AND CAROL L. MATHEWS RECORDED AUGUST 21, 1980 IN PLAT BOOK A, PAGE 163 AS FILE 69485 IN THE NE 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA.

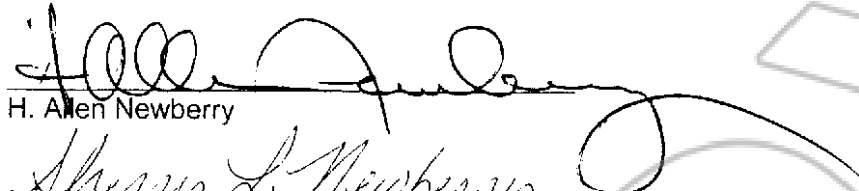
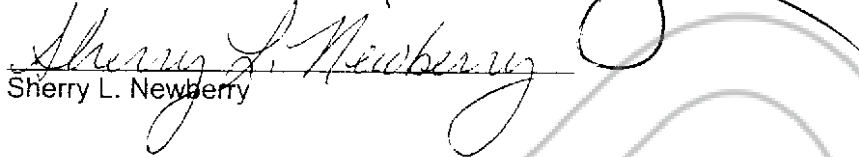
Subject to

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.

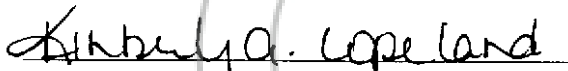
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/18/2006


H. Allen Newberry

Sherry L. Newberry

STATE OF **NEVADA**)
COUNTY OF Carson City) : ss.

This instrument was acknowledged before me on 4/20/06 by **H. Allen Newberry and Sherry L. Newberry.**


Notary Public

(My commission expires: 8/23/06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 18, 2006** under Escrow No. **152-2269486.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 012-180-06
- 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 216 Page: 205-206
 Date of Recording: May 2, 2006
 Notes: #126457

3. Total Value/Sales Price of Property: \$126,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$126,000.00
 Real Property Transfer Tax Due \$491.40

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: Escrow Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

H. Allen Newberry and Sherry L.
 Print Name: Newberry
 Address: 236 Corral Drive
 City: Dayton
 State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tami Sue Osborn
 Address: P.O. Box 928
 City: Panaca
 State: NV Zip: 89042

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

First American Title Company of
 Print Name: Nevada File Number: 152-2269486 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)

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- g) Agricultural
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- i) Other _____

FOR RECORDERS OPTIONAL USE
 Book 216 Page: 205-206
 Date of Recording: May 2, 2004
 Notes: #176457

3. Total Value/Sales Price of Property: \$126,000.00
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Signature: Tami Sue Osborn Capacity: Buyer
 Signature: _____ Capacity: _____

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(REQUIRED)

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(REQUIRED)

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