

126501

A.P.N.: 013-160-32
File No: 152-2240905 (MJ)
R.P.T.T.: \$273.00

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2006 MAY 11 PM 2 14

LINCOLN COUNTY RECORDER
FEE \$16.00 + \$273.00 SEPAC
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Grand Wilshire, LLC
P.O. Box 811171
Los Angeles, CA 90081

GRANT, BARGAIN and SALE DEED

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

Gary A. Carrigan, Trustee of the 5C Living Trust, dated April 20, 1995

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

Grand Wilshire, LLC, a Nevada Limited Liability Company

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

PARCEL NO. 12 AS SHOWN ON MAP OF A DIVISION INTO LARGE PARCELS FOR GARY A. CARRIGAN, RECORDED AUGUST 7, 1996 IN PLAT BOOK B, PAGE 54 AS FILE NO. 109503 AND CERTIFICATE OF AMENDMENT THERETO RECORDED FEBRUARY 22, 2000 IN PLAT BOOK B, PAGE 287 AS FILE NO. 114163 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M.

EXCEPTING THEREFROM A STRIP OF LAND 30.00 FEET WIDE FOR THE PURPOSE OF A PUBLIC ROAD WAY, BEING SITUATED WITHIN PARCEL 12 OF DIVISION OF LARGE PARCELS BOOK PLAT B, PAGE 54, SEC. 11, T. 3S., R. 67 E., M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SUNRISE DRIVE, WHENCE THE SW CORNER OF SAID PARCEL 12 BEARS S. 01°10'09" E. A DISTANCE OF 30.00 FEET
THENCE N. 89°34'55" E. A DISTANCE OF 30.00 FEET TO THE SE CORNER OF SAID STRIP OF LAND;
THENCE N. 01°10'09" W. A DISTANCE OF 578.14 FEET TO POINT OF CURVE;
THENCE ALONG A CURVE IN A NORTHERLY DIRECTION HAVING A CENTRAL ANGLE OF 59°38'48", A RADIUS OF 60.00 FEET, A LENGTH OF 62.46 FEET AND A TANGENT LENGTH OF 34.49 FEET TO THE NW CORNER OF SAID PARCEL 12;
THENCE S. 01°10'09" E. A DISTANCE OF 659.71 FEET TO THE SW CORNER OF SAID STRIP OF LAND AND POINT OF BEGINNING.**

BOOK 296 PAGE 408

THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THAT DOCUMENT RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 302 AS INSTRUMENT NO. 118304.

ALSO EXCEPTING THEREFROM

A STRIP OF LAND 30.00 FEET WIDE FOR THE PURPOSE OF A PUBLIC ROAD WAY, BEING SITUATED WITHIN PARCEL 12 OF DIVISION OF LARGE PARCELS BOOK PLAT B, PAGE 54, SEC. 11, T. 3 S., R. 67 E., M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SW CORNER OF SAID PARCEL 12;
THENCE N. 01°10'09" W, A DISTANCE OF 30.00 FEET TO THE NW CORNER OF SAID STRIP OF LAND;
THENCE N. 89°34'55" E, A DISTANCE OF 607.70 FEET TO POINT OF CURVE;
THENCE ALONG A CURVE IN A NORTHERLY DIRECTION HAVING A CENTRAL ANGLE OF 150°00'00", A RADIUS OF 60.00 FEET, A LENGTH OF 157.08 FEET AND A TANGENT LENGTH OF 223.92 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL 12;
THENCE S. 89°34'55" W. A DISTANCE OF 659.27 FEET TO THE SW CORNER OF SAID STRIP OF LAND AND POINT OF BEGINNING;**

THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THAT DOCUMENT RECORDED JUNE 13, 2002 IN BOOK 164, PAGE 305 AS INSTRUMENT NO. 118305.


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: 12/20/2005

Gary A. Carrigan, Trustee of the 5C Living Trust

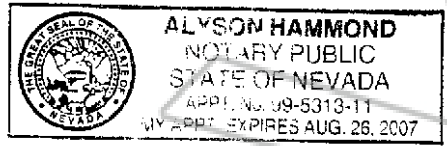


Gary A. Carrigan, Trustee

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

This instrument was acknowledged before me on 20 March 2006 by **Gary A. Carrigan.**

Alyson Hammond
Notary Public
(My commission expires:
Aug. 26 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 20, 2005** under Escrow No. **152-2240905**.

COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-160-32
- 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>216</u> Page: <u>418-420</u>
Date of Recording:	<u>May 11, 2006</u>
Notes:	<u>#126501</u>

3. Total Value/Sales Price of Property: \$70,000.00

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

Transfer Tax Value: \$70,000.00

Real Property Transfer Tax Due \$273.00

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] Capacity: [Signature]

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary A. Carrigan

Address: P.O. Box 381

City: Pioche

State: NV Zip: _____

Print Name: Grand Wilshire, LLC

Address: P.O. Box 811171

City: Los Angeles

State: CA Zip: 90081

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: 152-2240905 MJ/LK

State: NV Zip: 89315

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