

126591

FILED FOR RECORDING
AT THE REQUEST OF :

First American Title

2006 MAY 31 PM 12 32

LINCOLN COUNTY RECORDED
FEE 415.00
LESLIE BOUCHER

A.P.N.: 003-121-32
File No: 152-2271062 (MJ)
R.P.T.T.: \$72.15

When Recorded Mail To: Mail Tax Statements To:
Richard L. and Geneva E. Fabrizious
1603 Stoneybrook Drive
Rockwall, TX 75087

GRANT, BARGAIN and SALE DEED

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

Ronal T. Young, Trustee of the Ronal T. Young Living Trust dated August 5, 1998, who
acquired title as Ronal T. Young

do(es) hereby GRANT, BARGAIN and SELL to

Richard L. Fabrizious and Geneva E. Fabrizious, husband and wife, as joint tenants

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

**THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST
QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND
M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:**

**PARCEL 4D, AS SHOWN UPON PARCEL MAP FOR RONAL YOUNG RECORDED APRIL 7,
1999 IN PLAT BOOK B, PAGE 205, AS FILE 112579.**

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: 05/11/2006

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-121-32
- 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 217 Page: 271
Date of Recording: May 31, 2006
Notes: _____

3. Total Value/Sales Price of Property: \$18,358.00
Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
Transfer Tax Value: \$18,358.00
Real Property Transfer Tax Due: \$72.15

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: Ronal T. Young Capacity: Seller
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ronal T. Young
Address: Post Office Box 82
City: Caliente
State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Richard and Geneva
Print Name: Fabrizius
Address: 1603 Stoneybrook Drive
City: Rockwall
State: TX Zip: 75087

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

First American Title Company of
Print Name: Nevada File Number: 152-2271062 MJ/LK
Address: 768 Aultman Street
City: Ely State: NV Zip: 89301

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