

126598

A.P.N.: 02-134-07
File No: 152-2271303 (MJ)
R.P.T.T.: \$253.50

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2006 MAY 31 PM 3 25

LINCOLN COUNTY RECORDER
FEE \$1500 RP# 253.50 PER
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Jeffrey K. Stephens and Greta Stephens
5 Atchison
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Clawson R. Prince, who acquired title as Clawson R. Prince as a single man, and Merna Prince, husband and wife

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

Jeffrey K. Stephens and Greta Stephens, husband and wife as community property with right of survivorship

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

LOT 4-B OF SUBSEQUENT PARCEL MAP FOR THE BEACON GROUP RECORDED DECEMBER 21, 2004 IN PLAT BOOK C PAGE 95 AS FILE 123543 IN THE NORTHWEST QUARTER (NW1/4) OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B &M., LINCOLN COUNTY, NEVADA, FORMERLY DESCRIBED AS LOT 25, BLOCK 56 OF RECORD OF SURVEY RECORDED NOVEMBER 20, 1978 IN BOOK A, PAGE 141 AS FILE 63368.

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: 05/10/2006

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 02-134-07
- 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: 290-291
 Date of Recording: May 31, 2004
 Notes: #176598

3. Total Value/Sales Price of Property: _____

\$65,000.00

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

Transfer Tax Value: _____

\$65,000.00

Real Property Transfer Tax Due _____

\$253.50

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: Buyer

Signature: [Signature]

Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Clawson R. Prince and Merna

Jeffrey K. Stephens and

Print Name: Prince

Print Name: Greta L. Stephens

Address: 1285 Lynwood Street

Address: 5 Atchison

City: Boulder City

City: Panaca

State: NV Zip: 89005

State: NV Zip: 89042

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

First American Title Company of

Print Name: Nevada

File Number: 152-2271303 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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

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Signature: Clawson R. Prince

Capacity: seller

Signature: Merna Prince

Capacity: seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Clawson R. Prince and Merna

Jeffrey K. Stephens and

Print Name: Prince

Print Name: Greta L. Stephens

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