

126608

A.P.N.: 004-041-04
File No: 152-2212767 (MJ)
R.P.T.T.: \$429.00

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2006 JUN 2 PM 4 24

LINCOLN COUNTY RECORDER
FEE \$500 FPH \$429.00 Refan
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Dale Skyler Smallwood
3703 Waterbirch
North Las Vegas, NV 89032

GRANT, BARGAIN and SALE DEED

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

Marguerite L. Smallwood, Trustee of the Marguerite L. Smallwood Trust dated June 7, 1995

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

Dale Skyler Smallwood, an unmarried man

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

Parcel I:

Commencing at the Southwest (SW) corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 5, Township 7 South, Range 61 East, M.D.B. & M., thence running due East along the South line of said Northeast Quarter (NE1/4) of Southwest Quarter (SW1/4) a distance of 910 feet more or less to the West line of Maine Street at the Northeast (NE) corner of Lot 1, Block 46, Alamo Townsite on file in the Office of the County Recorder of said Lincoln County; running thence North 1°23' West along the West side of Main Street and the projection thereof a distance of 685 feet, thence South 88°37' West a distance of 200 feet, to the true point of beginning; thence North 1°23' West a distance of 218.78 feet, thence due West a distance of 100 feet, thence South 1°23' East a distance of 220.67 feet, thence North 88°27' East a distance of 100 feet to the point of beginning.

Parcel II:

Together with a non-exclusive easement 45 feet wide for a roadway and utilities, the center line of which is described as follows: Commencing at a point in the West line of said Main Street and the projection thereof a distance of 662.50 feet bearing North 1°23' West from said Northeast (NE) corner of Lot 1, Block 46; running thence South 88°37' West a distance of 300 feet to the point of ending.

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: April 5, 2006

Marguerite L. Smallwood, Trustee of the
Marguerite L. Smallwood Trust dated June 7,
1995

Marguerite L. Smallwood
Marguerite L. Smallwood, Trustee

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

This instrument was acknowledged before me on 4-12-2006 by **Marguerite L. Smallwood.**

Leah S. Straube
Notary Public

(My commission expires:
9-1-2009.)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 5, 2006** under Escrow No. **152-2212767**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-04
- 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 Mobile Home and Land

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>126608</u>
Book	<u>217</u> Page: <u>360-361</u>
Date of Recording:	<u>June 2, 2006</u>
Notes:	_____

3. Total Value/Sales Price of Property:

~~\$105,000.00~~ 110,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: ~~\$105,000.00~~ 110,000.00
 Real Property Transfer Tax Due: ~~\$409.50~~ 429.00

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 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: Marguerite Smallwood Capacity: seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Smallwood, Marguerite L. Trust
 Address: 2423 Old Town Drive
 City: North Las Vegas
 State: NV Zip: 89031

Print Name: Dale Skyler Smallwood
 Address: 3703 Waterbirch
 City: North Las Vegas
 State: NV Zip: 89032

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

Print Name: First American Title Company of Nevada File Number: 152-2212767 MJ/LK
 Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151048
 City: Ely State: NV Zip: 89315

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

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