

FILED FOR RECORDING  
AT THE REQUEST OF  
First American  
Title

2006 JUN 6 PM 4 52

LINCOLN COUNTY RECORDER  
FEE \$15.00  
LESLIE BOUCHER

Order No.: 266824-MC  
APN No.: 01-094-01;01-094-2; 01-094-10

R.P.T.T.:

WHEN RECORDED MAIL TO: RETURN TAX STMTS. TO:

T.J. NICOTHODES  
3920 PECOS MCLEOD, STE. C-170  
LAS VEGAS, NV. 89121

### GRANT, BARGAIN & SALE DEED

**THIS INDENTURE WITNESSETH:** That PREMIER TRUST, INC., A NEVADA CORPORATION, BY MARK DRESCHLER, SUCCESSOR TRUSTEE, AS SUCCESSOR TRUSTEE OF THE KLETZING FAMILY TRUST DATED 8-10-83 in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to T. J. NICOTHODES, A MARRIED MAN AS TO 54.545% AND ROBERT L. CRANE, TRUSTEE OF THE ROBERT L. CRANE LIVING TRUST DATED OCTOBER 21, 1994 AS TO 45.455%.

all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

All of Lots 1,2,3,26,27,28,29 and 30 in Block 2 in the unincorporated Town of Pioche, State of Nevada, as said lots and blocks are described and delineated on the Official Plat of said Town of Pioche, on file and of record in the Office of the County Recorder in Pioche, Nevada.

- SUBJECT TO:**
1. Taxes for the fiscal year.
  2. Rights of way, reservations, restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

BY COURT ORDER RECORDED CONCURRENTLY HEREWITH.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 3rd day of ~~July, 2004~~ <sup>MAY 2006</sup>

PREMIER TRUST, SUCCESSOR TRUSTEE  
OF KLETZING FAMILY TRUST

\_\_\_\_\_  
Walter C. Kletzing, Trustee

BY: [Signature]  
MARK DRESCHER

DRAFT

STATE OF NEVADA }  
COUNTY OF CLARK } SS

This instrument was acknowledged before me on May 3, 2006  
by: Walter C. Kletzing, as Trustee MARK DRESCHER

[Signature]  
Notary Public in and for said County and State

 R.M. DIFUNTORUM  
Notary Public State of Nevada  
No. 05-100190-1  
My appt. exp. Oct. 13, 2009

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) 01-094-01
- b) 01-094-02
- c) 01-094-10
- d) \_\_\_\_\_

2. Type of Property:

- |  |  |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse           | d) <input type="checkbox"/> 2-4 Plex         |
| e) <input type="checkbox"/> Apt. Bldg              | f) <input type="checkbox"/> Comm'/Ind'l      |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other:                    |  |

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| FOR RECORDER'S OPTIONAL USE ONLY |                      |
|----------------------------------|----------------------|
| Book: <u>217</u>                 | Page: <u>455-456</u> |
| Date of Recording: _____         |                      |
| Notes: _____                     |                      |

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)  
Transfer Tax Value  
Real Property Transfer Tax Due

\$ 37,250<sup>00</sup>  
\$ \_\_\_\_\_  
\$ 37,250.00  
\$ 14425

**4. IF EXEMPTION CLAIMED:**

- a. Transfer Tax Exempt per NRS 375.090 Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being Transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty or 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.

*PREMIER TRUST, SUCCESSOR TRUSTEE OF*

Signature: KLETZING FAMILY TRUST Capacity: GRANTOR

Signature: BY: *Mark Dreschler* Capacity: GRANTEE  
*MARK DRESCHLER*

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Walter C. Kletzing  
Address: 3642 Boulder Highway, 375A  
City: Las Vegas,  
State: Nevada  
Zip: 89121-1201  
Telephone: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: T.J. Nicothodes  
Address: 3910 S. Pecos McLeod, ste C-170  
City: Las Vegas  
State: NV  
Zip: 89121  
Telephone: 451-4425

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

Print Name: NATIONAL TITLE CO. Escrow #: \_\_\_\_\_  
Address: 714 E. Sahara Avenue  
City: Las Vegas State: NV Zip: 89104

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**