

126717

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2006 JUN 23 PM 4 52

LINCOLN COUNTY RECORDER  
FEE 17.00 + 7500 DEPA  
LESLIE BOUCHER

APN 001-094-01

APN 001-094-02

APN 001-094-10

Grant Berman's Sale Deed

Title of Document

Grantees address and mail tax statement:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

126633

FILED FOR RECORDING  
AT THE REQUEST OF  
*First American*  
Title

2006 JUN -6 PM 4 52

LINCOLN COUNTY RECORDER  
FEE 40.00 DEP  
LESLIE BOUCHER NB

Order No.: 266844-ML  
APN No.: 001-094-01; 001-094-02 &  
001-094-10  
R.P.T.T.:  
WHEN RECORDED MAIL TO: T.J. NICOTHODES  
3920 PECOS MCLEOD, STE. C-170  
LAS VEGAS, NV 89121

RETURN TAX STMTS. TO:

### GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That MARY ANN NICOTHODES, SPOUSE OF GRANTEE

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 HIS SOLE AND SEPARATE PROPERTY

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

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION AND BY THIS REFERENCE MADE A PART HEREOF.

BEING RECORDED TO RELEASE ANY COMMUNITY AND HOMESTEAD INTEREST IN SUBJECT PROPERTY.

- 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.

Witness my/our hand(s) this 8<sup>th</sup> day of May, 2006

*Mary Ann Nicothodes*  
MARY ANN NICOTHODES

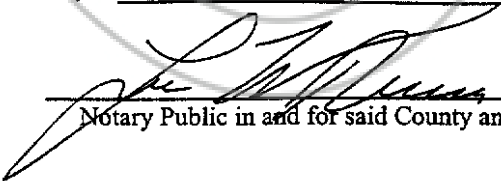
COPY

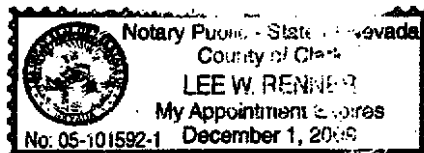
STATE OF NEVADA  
COUNTY OF CLARK

} SS

This instrument was acknowledged before me on  
by: MARY ANN NICOTHODES

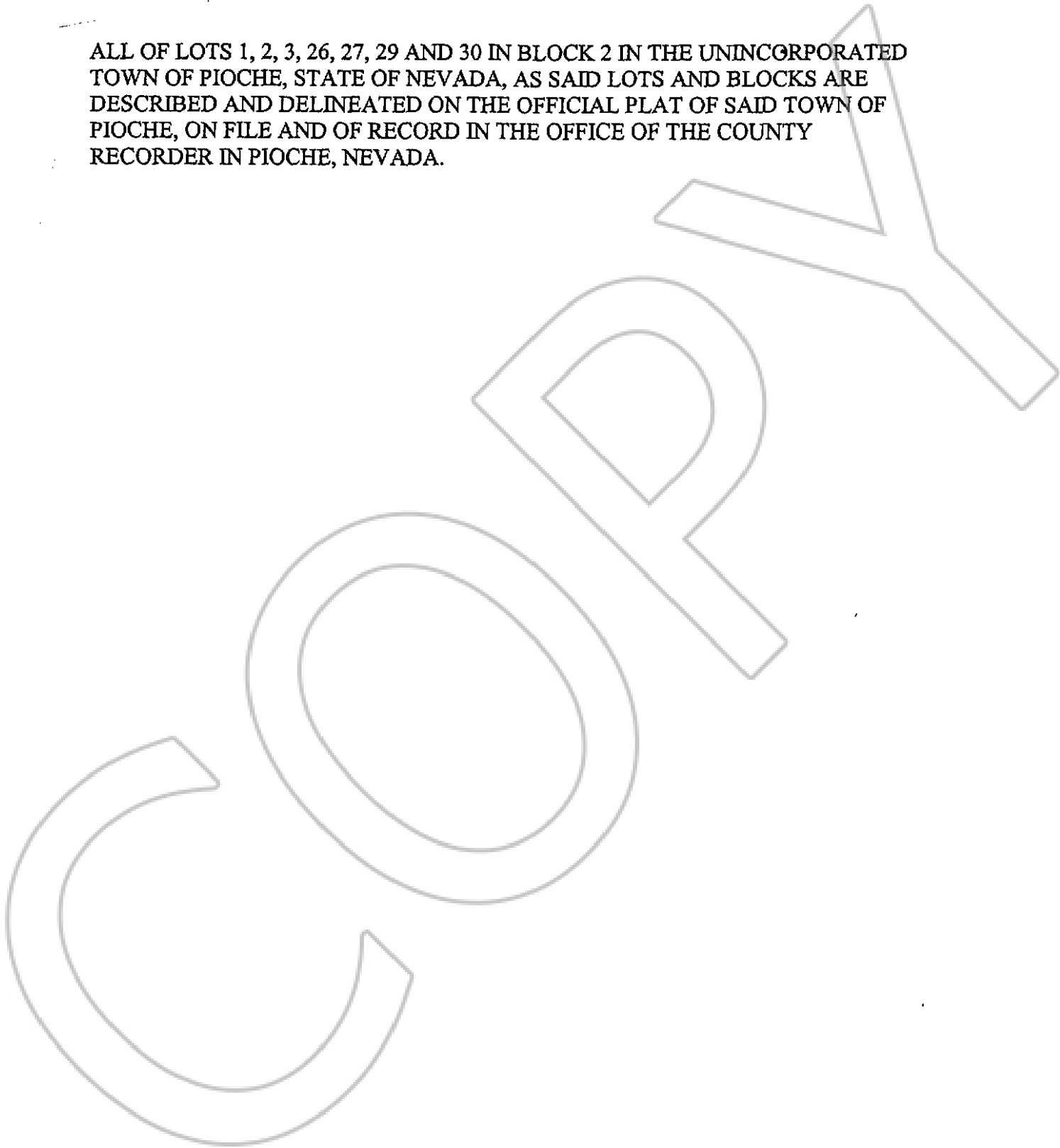
May 8, 2006

  
Notary Public in and for said County and State



**EXHIBIT "A"**

**ALL OF LOTS 1, 2, 3, 26, 27, 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.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) 001-094-01
- b) 001-094-02
- c) 001-094-10
- d) \_\_\_\_\_

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other:

126633

FOR RECORDER'S OPTIONAL USE ONLY	
Book: <u>217</u>	Page: <u>458-459</u>
Date of Recording: <u>June 6, 2004</u>	
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 \$ \_\_\_\_\_

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exempt per NRS 375.090 Section 453
- b. Explain Reason for Exemption: RELEASING COMMUNITY PROPERTY INTEREST  
DOCUMENT BEING RECORDED

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.

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: MELBA ANN NICOTHODES

Address: 3910 S. PECOS McLEOD Cir

City: LAS VEGAS

State: NV

Zip: 89121

Telephone: \_\_\_\_\_

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

Print Name: T.I. NICOTHODES

Address: SAME

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

Print Name: NATIONAL TITLE CO. Escrow #: 266844-ML

Address: 714 E. SAHARA

City: Las Vegas State: NV Zip: \_\_\_\_\_

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