

126718

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2006 JUN 23 PM 4 53

LINCOLN COUNTY RECORDER
FEE 19.00 + 25.00 DEPA
LESLIE BOUCHER

APN 001-094-01

APN 001-094-02

APN 001-094-10

Grant Baldwin - Sale deed

Title of Document

Grantees address and mail tax statement:

FILED FOR RECORDING
AT THE REQUEST OF

First American
Title

2006 JUN - 6 PM 4 53

LINCOLN COUNTY RECORDER
FEE \$48.00 N/A
146 DEP
LESLIE BOUCHER

Order No.: 266844-ML
APN No.: 001-094-01; 001-094-02 &
001-094-10
R.P.T.T.:
WHEN RECORDED MAIL TO: JOSEPH VINCENT
1137 BROKEN HILLS DR.
HENDERSON, NV 89015

RETURN TAX STMTS. TO:

GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That T.J. NICOTHODES, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND ROBERT L. CRANE, TRUSTEE OF THE ROBERT L. CRANE LIVING TRUST DATED OCTOBER 21, 1994.

in consideration of \$10.00, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to JOSEPH VINCENT, A MARRIED MAN

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.

- 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 anyway appertaining.

Witness my/our hand(s) this 9th day of May, 2006.

THIS DEED IS SIGNED IN COUNTERPART

THE ROBERT L. CRANE LIVING TRUST
DATED OCTOBER 21, 1994

T.J. Nicthodes
T.J. NICOTHODES

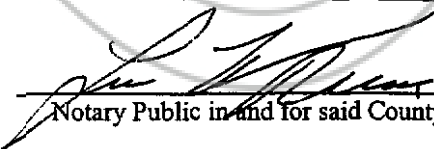
By: Robert L. Crane Trust
ROBERT L. CRANE, TRUSTEE

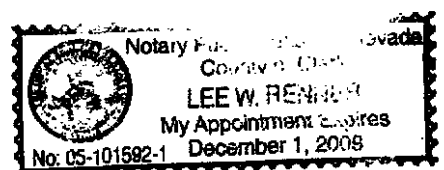
COPIES

STATE OF NEVADA
COUNTY OF CLARK

} SS

This instrument was acknowledged before me on May 9, 2006
by: T.J. NICOTHODES AND ROBERT L. CRANE Robert L. Crane


Notary Public in and for said County and State



Order No.: 266844-ML
APN No.: 001-094-01; 001-094-02 &
001-094-10
R.P.T.T.:
WHEN RECORDED MAIL TO: RETURN TAX STMTS. TO:
JOSEPH VINCENT
1137 BROKEN HILLS DR.
HENDERSON, NV 89015

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 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.

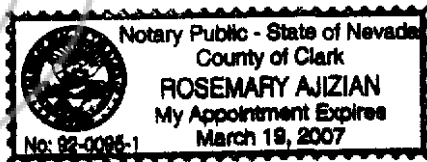
Witness my/our hand(s) this 8th day of May, 2006.

THIS DEED IS SIGNED IN COUNTERPART


T.J. NICOTHODES

THE ROBERT L. CRANE LIVING TRUST
DATED OCTOBER 21, 1994

By: _____
ROBERT L. CRANE, TRUSTEE



STATE OF NEVADA
COUNTY OF CLARK

} SS

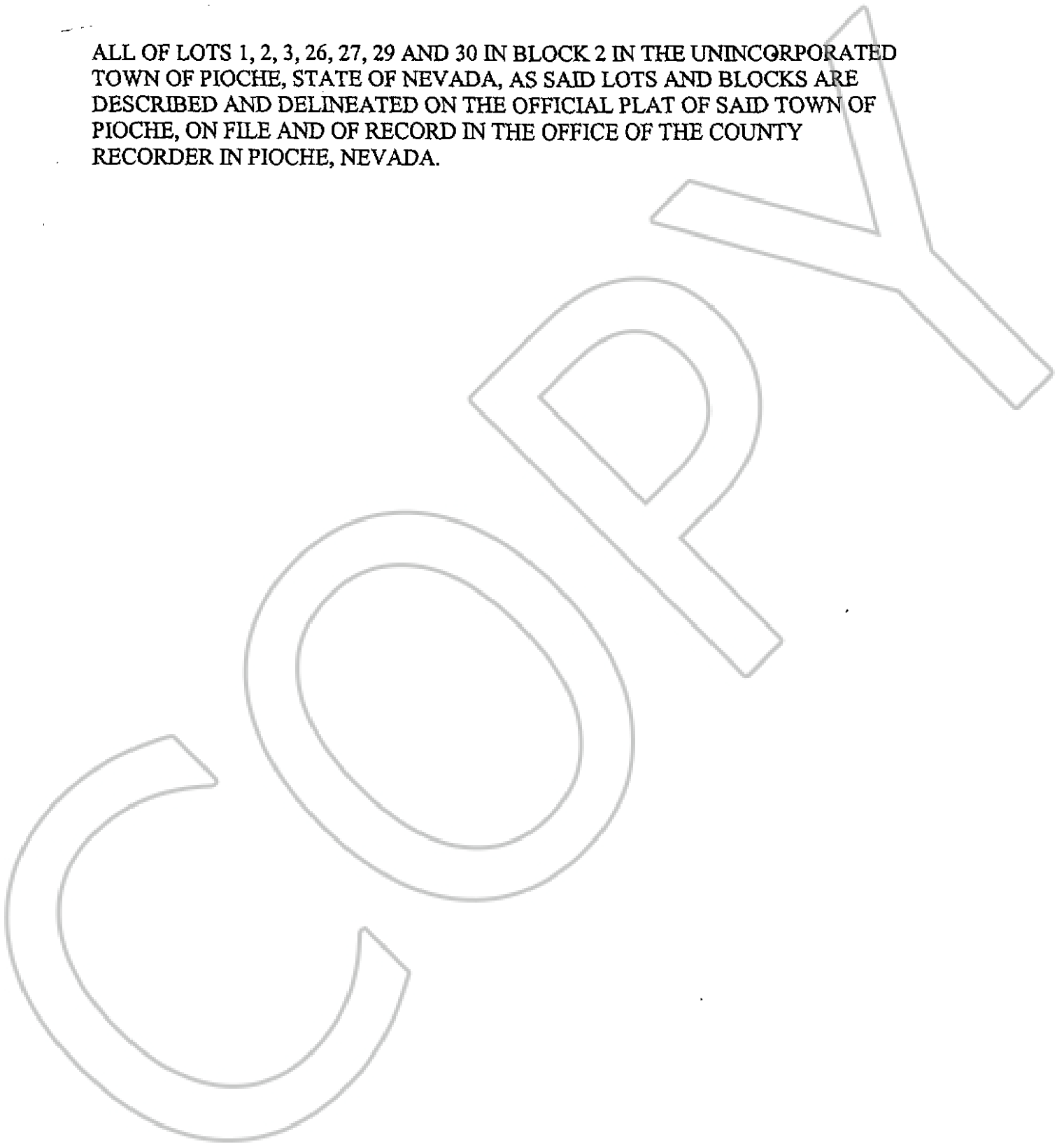
This instrument was acknowledged before me on May 8, 2006
by: T.J. NICOTHODES AND ROBERT L. CRANE

Rosemary Ajizian

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'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other:

126634

FOR RECORDER'S OPTIONAL USE ONLY	
Book: <u>217</u>	Page: <u>461-464</u>
Date of Recording: <u>June 6, 2006</u>	
Notes:	

3. Total Value/Sales Price of Property	\$	<u>37,250.00</u>
Deed in Lieu of Foreclosure Only (value of property)		()
Transfer Tax Value	\$	<u>37,250.00</u>
Real Property Transfer Tax Due	\$	<u>146.25</u>

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exempt per NRS 375.090 Section 3
- b. Explain Reason for Exemption: 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: [Signature] Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: T.J. NICOTHODES
 Address: 3910 PECCS-MOLEAD # C-170
 City: LAS VEGAS
 State: NV
 Zip: 89121
 Telephone: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: JOSEPH VINCENT
 Address: 1187 BROKEN HILLS DR
 City: HENDERSON
 State: NV
 Zip: 89015
 Telephone: _____

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

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