

126726

A.P.N.: 001-341-46  
File No: 152-2275759 (MJ)  
R.P.T.T.: \$468.00

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title  
2006 JUN 26 PM 3 32

LINCOLN COUNTY RECORDER  
FEE 1500 + 21600 DEPCA  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Richard J. Christian  
Post Office Box 545  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Laura E. Flores, a single woman

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

Richard J. Christian, an unmarried man

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

**PARCEL NO. 12 AS SHOWN OF AMENDED PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, ON SEPTEMBER 24, 1997, IN BOOK B, PAGE 64 OF PLATS AS FILE NO. 109750, AND RECORDED NOVEMBER 18, 1997, IN BOOK B, PAGE 71 OF PLATS AS FILE NO. 110132, LOCATED IN A PORTION OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M.**

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: 06/12/2006

BOOK 218 PAGE 270

Laura E. Flores  
Laura E. Flores

STATE OF CALIFORNIA )  
COUNTY OF Sonoma ) : ss.

This instrument was acknowledged before me on 06/14/06 by **Laura E. Flores.**

Gil Alcazar  
Notary Public  
(My commission expires:  
Dec 20, 2007)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 12, 2006** under Escrow No. **152-2275759.**

GIL ALCAZAR  
Commission # 1452635  
Notary Public - California  
Sonoma County  
My Comm. Expires Dec 20, 2007

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-341-46
- 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 <u>218</u>	Page: <u>270-271</u>
Date of Recording: <u>June 26, 2006</u>	
Notes: <u>#176776</u>	

3. Total Value/Sales Price of Property: \$120,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$120,000.00  
 Real Property Transfer Tax Due \$468.00

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 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: Escrow Agent

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

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

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

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

Print Name: Laura E. Flores

Print Name: Richard J. Christian

Address: 313 Broadmoore

Address: Post Office Box 545

City: St. Santa Rosa

City: Pioche

State: CA Zip: 95401

State: NV Zip: 89043

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

First American Title Company of  
 Print Name: Nevada  
 Address 768 Aultman Street  
 City: Ely

File Number: 152-2275759 MJ/DSP  
 State: NV Zip: 89301

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