

126764

FILED FOR RECORDING
AT THE REQUEST OF

First American
Title

2006 JUN 29 PM 3 43

LINCOLN COUNTY RECORDED
FEE \$15.00
LESLIE DOUCHER

A.P.N.: 003-172-02
File No: 152-2276696 (MJ)
R.P.T.T.: \$214.50 C

When Recorded Mail To: Mail Tax Statements To:
Gary R. Ham and Anne L. Ham
Post Office Box 403
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Dorothea M. Rowe, Trustee The Rowe Trust, dated June 20, 1991, who acquired title as
The Rowe Trust, dated June 20, 1991, Dorothea M. Rowe, Trustor and/or Trustee

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

Gary R. Ham and Anne L. Ham, husband and wife as joint tenants with right of
survivorship

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

**LOT 13 OF MAP FILED IN PLAT BOOK C, PAGE 224 RECORDED JUNE 16, 2006 AS FILE
NUMBER 126684 IN THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA.**

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: 06/21/2006

BOOK 218 PAGE 457

Dorothea M. Rowe, Trustee The Rowe Trust,
dated June 20, 1991

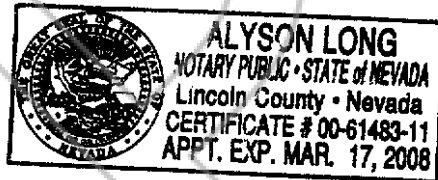
Dorothea M. Rowe, Trustee
Dorothea M. Rowe, Trustee

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

This instrument was acknowledged before me on June 29, 2006 by
Dorothea M. Rowe.

Alyson Long
Notary Public

(My commission expires:
March 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 21, 2006** under Escrow No. **152-2276696**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-172-02
- 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'/'Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book 218 Page: 457-458
 Date of Recording: June 29, 2006
 Notes: _____

3. Total Value/Sales Price of Property: _____

\$55,000.00

Deed in Lieu of Foreclosure Only (value of property) _____

(\$ _____)

Transfer Tax Value: _____

\$55,000.00

Real Property Transfer Tax Due _____

\$214.50

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: Dorothea McPhee

Capacity: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: The Rowe Trust

Print Name: Gary R. Ham and Anne L. Ham

Address: P.O. Box 414

Address: Post Office Box 403

City: Caliente

City: Caliente

State: NV

Zip: 89008

State: NV

Zip: 89008

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

First American Title Company of

Print Name: Nevada

File Number: 152-2276696 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV

Zip: 89301

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-172-02
- 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 _____

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FOR RECORDERS OPTIONAL USE	
Book <u>218</u>	Page: <u>457-458</u>
Date of Recording: <u>JUN 29 2004</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$55,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$55,000.00
 Real Property Transfer Tax Due \$214.50

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: Gary R. Ham Capacity: Buyer
 Signature: Anne L. Ham Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

The Rowe Trust, dated June 20,
 Print Name: 1991,
 Address: P.O. Box 414
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Gary R. Ham and Anne L.
 Print Name: Ham
 Address: Post Office Box 403
 City: Caliente
 State: NV Zip: 89008

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

First American Title Company of
 Print Name: Nevada File Number: 152-2276696 MJ/LK
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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