

126864

FILED FOR RECORDING
AT THE REQUEST OF €

A.P.N.: 001-240-24
File No: 152-2278561 (MJ)
R.P.T.T.: \$897.00

First American Title
2006 JUL 18 PM 3 58

LINCOLN COUNTY RECORDER
FEE \$150.00 TRAFFIC DEPT
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Ryan Fogliani
HC 74 Box 101
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Chaz Mitchell, an unmarried man and Rita Mitchell, an unmarried woman, who acquired title as Chaz Mitchell and Rita Mitchell, husband and wife

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

Ryan Fogliani, an unmarried man

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

That portion Parcel 4 of Parcel Map recorded August 22, 1994 in Plat Book A, Page 427 as File No. 102257 in the Office of the County Recorder, Lincoln County, Nevada, and amended by Record of Survey Boundary Line Adjustment recorded June 7, 1999 in Plat Book B, Page 229 as File No. 112898 lying within the North 1/2 of the SW1/4 NE1/4, Section 14, T1N, R67E, M.D.M. and more particularly described as follows:

Beginning at the NW corner of said parcel of land whence the NW corner of said Section 14 bears N. 70°52'51" W. a distance of 3838.25 feet, said point being described as the Point of Beginning;
Thence S. 00°27'26" E. a distance of 664.60 feet to the SW corner of said parcel of land;
Thence N 88°31'12" E. a distance of 332.75 feet to the SE corner of said parcel of land;
Thence N. 00°30'47" W. a distance of 121.85 feet to the South corner of the Adjusted Area;
Thence N. 08°07'12" W. a distance of 141.99 feet along the adjusted boundary line;
thence N. 14°22'10" E. a distance of 72.40 feet to the North corner of the Adjusted Area;
Thence N. 00°26'33" W. a distance of 163.58 feet;
Thence N. 00°01'30" E. a distance of 167.83 feet to the NE corner of the said parcel of land;
Thence S. 88°35'45 W. a distance of 333.67 feet to the point of beginning.

Note: The above metes and bounds legal description appeared previously in that certain document recorded June 11, 2002 as Instrument No. 118287.

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.

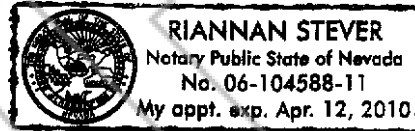
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/29/2006

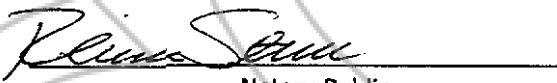

Chaz Mitchell


Rita Mitchell

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



This instrument was acknowledged before me on July 18 2006 by Chaz Mitchell and Rita Mitchell.


Notary Public
(My commission expires: Apr. 12, 2010)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 29, 2006** under Escrow No. **152-2278561**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-240-24
- 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>219</u>	Page: <u>230-231</u>
Date of Recording: <u>July 18, 2006</u>	
Notes: <u>#176864</u>	

3. Total Value/Sales Price of Property: \$230,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$230,000.00
 Real Property Transfer Tax Due \$897.00

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: Seller

Signature: [Signature]

Capacity: Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Chaz Mitchell and Rita Mitchell

Print Name: Ryan Fogliani

Address: Post Office Box 155

Address: HC 74 Box 101

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

First American Title Company of

Print Name: Nevada

File Number: 152-2278561 MJ/LK

Address 768 Aultman Street

City: Ely

State: NV Zip: 89301

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

BOOK 219 PAGE 232

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- f) Comm' Wnd'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE
 Book 219 Page: 230-231
 Date of Recording: 11/18, 2006
 Notes: #176864

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Signature: [Signature]
 Signature: _____

Capacity: Buyer
 Capacity: _____

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(REQUIRED)**

Print Name: Chaz Mitchell and Rita Mitchell
 Address: Post Office Box 155
 City: Pioche
 State: NV Zip: 89043

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 Address: HC 74 Box 101
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