

126885

A.P. N.: 04-041-01  
Escrow No.: 06-07-0097TV  
R.P.T.T.: \$97.50

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2006 JUL 21 AM 10 21

LINCOLN COUNTY RECORDED  
FEE 16.00 + 27.50 DEPA  
LESLIE BOUCHER

MAIL TAX STATEMENTS AND  
WHEN RECORDED MAIL TO:  
George J. Nolan  
PO Box 97693  
Las Vegas, NV 89193

2282539

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That: Edwin L. Kane, an unmarried man

for valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to George J. Nolan, an unmarried man

all that real property situated in the County of <sup>Lincoln</sup>~~Clark~~ State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

- SUBJECT TO:**
1. Taxes for the current fiscal year.
  2. Covenants, conditions, Restrictions, Reservations, rights of way and Easement now of record.

**TOGETHER** with all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SIGNATURES ON NEXT PAGE



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.B.&M.; THENCE RUNNING DUE EAST ALONG THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4 A DISTANCE OF 910 FT. MORE OR LESS TO THE WEST LINE OF MAIN STREET AT THE NORTHEAST CORNER OF LOT 1, BLOCK 46, ALAMO TOWNSITE ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY; RUNNING THENCE N. 1°23' W. ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 800 FT. TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N. 1°23' W., ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 100 FT.; THENCE DUE WEST A DISTANCE OF 200 FT.; THENCE S. 1°23' E. A DISTANCE OF 103.78 FT.; THENCE N. 88°37' E., A DISTANCE OF 200 FT. TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION TRANSFERRED PURSUANT TO A GRANT BARGAIN AND SALE DEED RECORDED MAY 22, 1975 AS DOCUMENT NO. 56731 IN BOOK 14, PAGE 343, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, STATE OF NEVADA.

NOTE: LEGAL DESCRIPTION APPEARED IN DOCUMENT RECORDED AUGUST 28, 2000 IN BOOK 150, PAGE 215 AS FILE 115070

**STATE OF NEVADA**  
**DECLARATION OF VALUE**  
 FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# 176885  
 Book: 219 Page: 297-299  
 Date of Recording: July 21, 2004  
 Notes: \_\_\_\_\_

1. Assessor Parcel Number(s):  
 04-041-01

2. Type of Property:

- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land        | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Townhouse    | d) <input type="checkbox"/> 2-4 Plex                |
| e) <input type="checkbox"/> Apartment Building | f) <input type="checkbox"/> Commercial/Industrial   |
| g) <input type="checkbox"/> Agricultural       | h) <input type="checkbox"/> Mobile Home             |
| i) <input type="checkbox"/> Other              |   |

3. Total Value/Sales Price of Property: **\$25,000.00**  
 Deed in Lieu of Foreclosure Only (value of property) \$  
 Transfer Tax Value: **\$25,000.00**  
 Real Property Transfer Tax Due: **\$ 97.50**

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:  
 b) Explain Reason for Exemption:

b) Partial Interest: Percentage being transferred: 100

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 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 *Edwina Kane* Capacity GRANTOR

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

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

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

Print Name: Edwina Kane  
 Address: 3613 Janna Ct.  
 City: Las Vegas  
 State: NV Zip: 89117

Print Name: George Nolan  
 Address: PO Box 971293  
 City: Las Vegas  
 State: NV Zip: 89193

**COMPANY/PERSON REQUESTING RECORDING**  
**SOUTHWEST TITLE COMPANY**  
 401 North Buffalo Drive, Suite 110  
 Las Vegas, NV 89145

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Escrow No.: 06-07-0097TV  
 Escrow Officer: Tamra VanRy

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