

FILED FOR RECORDING
AT THE REQUEST OF

First American
Title

2006 JUL 25 PM 4 32

LINCOLN COUNTY RECORDER
FEE \$15.00 NPVT DEP
468.00
LESLIE BOUCHERAS

A.P.N.: 001-065-23
File No: 152-2279633 (MJ)
R.P.T.T.: \$468.00

When Recorded Mail To: Mail Tax Statements To:
Russell McNaught
6265 West Fairbanks Road
Las Vegas, NV 89103

GRANT, BARGAIN and SALE DEED

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

Leonard J. Carroll and Laura Carroll, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Russell McNaught, a married man as his sole and separate property

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

THAT PORTION OF BLOCK 5 OF THE TOWN OF PIOCHE, NEVADA, AS SHOWN ON SUPPLEMENT "B" TO THE PIOCHE MINES CONSOLIDATED, INC. ADDITION TO THE OFFICIAL MAP OF SAID TOWN OF PIOCHE, RECORDED APRIL 7, 1937 IN BOOK A-1 OF PLATS, PAGE 53, LINCOLN COUNTY, NEVADA RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6 TOGETHER WITH THE SOUTH 4.6 FEET OF LOT 7 LYING IMMEDIATELY ADJACENT AND CONTIGUOUS TO SAID LOT 6 IN BLOCK 5 OF THE TOWN OF PIOCHE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED AUGUST 22, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS PAGE 426 AS FILE NO. 102250, LINCOLN COUNTY, NEVADA RECORDS.

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: 07/06/2006

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-065-23
- 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 _____

126902

FOR RECORDERS OPTIONAL USE	
Book	<u>219</u> Page: <u>352-353</u>
Date of Recording:	<u>July 25, 2006</u>
Notes:	_____

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: Leonard J. Carroll Capacity: _____

Signature: Laura Carroll Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Leonard J. Carroll and Laura Carroll

Address: 2418 Greens Avenue

City: Henderson

State: NV Zip: 89014

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Russell X. McNaught

Address: 6265 West Fairbanks Road

City: Las Vegas

State: NV Zip: 89103

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

Print Name: First American Title Company of Nevada File Number: 152-2279633 MJ/LK

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

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

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Signature: [Signature] Capacity: Buyer

Signature: _____ Capacity: _____

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(REQUIRED)**

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Address: 2418 Greens Avenue
City: Henderson
State: NV Zip: 89014

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