

126951

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2006 AUG 2 PM 3 48

LINCOLN COUNTY RECORDER
FEE 15.00 TP 15.50 DEPA
LESLIE BOUCHER

A.P.N.: 013-150-29
File No: 152-2190268 (MJ)
R.P.T.T.: ~~\$175.00~~
MS-50

When Recorded Mail To: Mail Tax Statements To:
Nelson Watts
5200 Styers St.
N. Las Vegas, NV 89031

GRANT, BARGAIN and SALE DEED

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

Bill Oesterle and Shirlee Hansen, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Nelson Watts, an unmarried man and John Willis and Karen Willis, husband and wife, all as joint tenants with right of survivorship

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

PARCEL I:

THAT PORTION OF SECTIONS 10 AND 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 2, AS SHOWN BY MAP THEREOF ON FILE IN BOOK C, OF PARCEL MAPS, PAGE 205, FILE NUMBER 126529 IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES THERETO OVER AND ACCROSS THE PRIVATE DRIVES AS SHOWN BY MAP THEREOF ON FILE IN BOOK C, OF PARCEL MAPS, PAGE 205, FILE NUMBER 126529 IN THE OFFICE OF THE COUNTY RECORDER OF SAID 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: 06/22/2006

[Handwritten signature]

Bill Oesterle

[Handwritten signature]
Shirlee Hansen

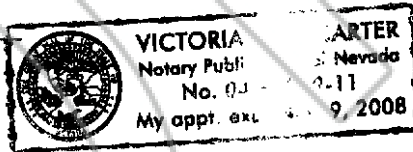
STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **LINCOLN**)

This instrument was acknowledged before me on 7-11-2006 by **Bill Oesterle and Shirlee Hansen.**

[Handwritten signature]

Notary Public

(My commission expires: Nov. 9, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 22, 2006** under Escrow No. **152-2190268.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-150-29
- 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>270</u> Page: <u>114-115</u>
Date of Recording:	<u>Aug 2, 2006</u>
Notes:	<u># 126951</u>

- 3. Total Value/Sales Price of Property: \$45,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$45,000.00
- Real Property Transfer Tax Due \$175.00 175.50

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: Nelson Watts Capacity: Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bill Oesterle and Shirlee Hansen
 Address: P. O. Box 1066
 City: Caliente
 State: NV Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nelson Watts
 Address: 5200 Styers St.
 City: N. Las Vegas
 State: NV Zip: 89031

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

First American Title Company of
 Print Name: Nevada File Number: 152-2190268 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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FOR RECORDERS OPTIONAL USE
 Book 220 Page: 114-115
 Date of Recording: Aug 2, 2006
 Notes: #172951

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Signature: [Signature]
 Signature: [Signature]

Capacity: Seller
 Capacity: _____

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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