

APN: 011-220-06  
ESCROW NO: 01206672-120-RG2  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:

Randall Ozaki , et al  
P. O. Box 5  
Overton, Nv 89040-0004

FILED FOR RECORDING  
AT THE REQUEST OF

First American Title

2006 AUG 16 PM 1 58

LINCOLN COUNTY RECORDER  
FEE 150.00 <sup>FPH</sup> 643.50 DEPAR  
LESLIE BOUCHER

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. ~~5-841.50~~ <sup>18</sup> 643.50

THIS INDENTURE WITNESSETH: That

**Merlin Lamb and Janice Lamb, husband and wife**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Ted E. Leavitt and Debby Leavitt, husband and wife as joint tenants as to an undivided 27.2% interest; Randall E. Ozaki and Lori D. Ozaki, husband and wife as joint tenants as to an undivided 18.2% interest; Robbin M. Ozaki and Geniel Ozaki, husband and wife as joint tenants as to an\*\*** all that real property situated in the County of Lincoln, State of Nevada, described as follows:

See Exhibit "A" attached hereto for the legal description

**TOGETHER with One (1) Share per acre, water rights from the Richardville Water District.**

- SUBJECT TO: 1. Taxes for the fiscal year 2006-07.  
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my hand this 18th day of May, 2006.

Merlin Lamb  
Merlin Lamb

Janice Lamb  
Janice Lamb

**\*\* undivided 18.2% interest; GeorgiAnne Ozaki, Successor Trustee of the 1980 Ozaki Family Trust, as to an undivided 18.2% interest and Rodney K. Leavitt and Camille LEavitt, husband and wife as joint tenants as to an undivided 18.2% interest**

STATE OF NEVADA }  
COUNTY OF Lincoln } ss:

On 5-24-06, personally appeared before me, a Notary Public in and for said County and State, Merlin Lamb and Janice Lamb who acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Robin E. Simmers  
NOTARY PUBLIC in and for said County and State.

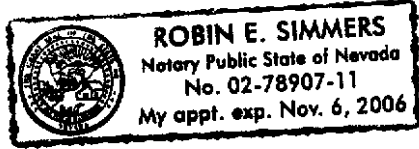


EXHIBIT "A"

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

PARCEL I:

PARCEL OF LAND SITUATE IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 6 EAST;

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32;  
THENCE RUNNING NORTH 45°25' WEST, 1904.58 FEET TO THE SOUTHEAST CORNER OF THE  
NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32;  
THENCE NORTH 89°45' WEST 198.83 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY  
LINE OF THE OLD U.S. HIGHWAY 93;  
THENCE NORTH 21°30' WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF OLD U.S.  
HIGHWAY 93 A DISTANCE OF 332.28 FEET TO A POINT;  
THENCE NORTH 18°15' WEST, ALONG SAID RIGHT OF WAY LINE 148.11 FEET TO THE TRUE  
POINT OF BEGINNING;  
THENCE CONTINUING NORTH 18°15' WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE  
OF 185.89 FEET TO A POINT;  
THENCE NORTH 89°45' WEST 882.00 FEET TO A POINT;  
THENCE SOUTH 350.75 FEET TO A POINT;  
THENCE SOUTH 89°45' EAST, A DISTANCE OF 471.43 FEET TO THE SOUTHWEST CORNER OF  
THAT CERTAIN PARCEL OF LAND CONVEYED TO MERLIN LAMB, ET UX;  
THENCE NORTH 175 FEET TO A POINT;  
THENCE SOUTH 89°45' EAST A DISTANCE OF 468.79 FEET TO THE TRUE POINT OF  
BEGINNING.

THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED  
JULY 24, 1991, BOOK 97, PAGE 499, INSTRUMENT #97115.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 011-220-06
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: <u>270</u>	Page: <u>427-428</u>
Date of Recording: <u>Aug 16, 2006</u>	
Notes: <u># 127084</u>	

**3. Total Value/Sales Price of Property:**

\$165,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)

Transfer Tax Value per NRS 375.010, Section 2: \$165,000.00

Real Property Transfer Tax Due: \$41.50 (0.25%)

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 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 Merlin Lamb Capacity Seller

Signature Janice Lamb Capacity Seller

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

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

Print Name: Merlin Lamb

Print Name: Randall Ozaki

Address: P. O. Box 574

Address: P. O. Box 5

City/State/Zip: Alamo, Nv 89001

City/State/Zip: Overton, Nv 89040-0004

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

LAWYERS TITLE OF NEVADA, INC.  
7501 Trinity Peak Street  
Las Vegas, NV 89128

Escrow #: 1206672-120-RG2  
Escrow Officer: Rowene Gutowski

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 011-220-06
- b) \_\_\_\_\_
- c) \_\_\_\_\_
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**2. Type of Property:**

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  - b)  Single Fam Res
  - c)  Condo/Twnhse
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  - e)  Apt. Bldg
  - f)  Comm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
- Other \_\_\_\_\_

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 Book: 220 Page: 427-428  
 Date of Recording: Aug 16, 2006  
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**3. Total Value/Sales Price of Property:**

\$165,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)

Transfer Tax Value per NRS 375.010, Section 2: \$165,000.00

Real Property Transfer Tax Due: ~~1841.50~~ 643.50

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 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 \_\_\_\_\_ Capacity \_\_\_\_\_

Signature Randall Ozaki Capacity Buyer

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

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

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 Address: P. O. Box 574  
 City/State/Zip: Alamo, Nv 89001

Print Name: Randall Ozaki  
 Address: P. O. Box 5  
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