

127114

A.P.N.: 013-150-25
File No: 152-2285476 (MJ)
R.P.T.T.: \$109.20 C

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2006 AUG 21 PM 4 51

LINCOLN COUNTY CLERK
FEE \$1500 TPT \$109.20
LESLIE BOONER

When Recorded Mail To: Mail Tax Statements To:
Michael D. Phillips
3408 Tuscan Village Drive
Las Vegas, NV 89109

GRANT, BARGAIN and SALE DEED

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

Clinton Wiley Bradshaw, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Michael D. Phillips, a single man

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

**LOT 10, OF PARCEL MAP FOR BILL OESTERLE AND SHIRLEE HANSEN RECORDED
FEBRUARY 06, 2006 IN PLAT BOOK C, PAGE 167 AS FILE NO. 125909 LYING WITHIN
SECTIONS 10, AND 15, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., 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: 08/14/2006

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-150-25
- 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 221 Page: 123-124
 Date of Recording: Aug 21, 2006
 Notes: #127114

3. Total Value/Sales Price of Property:

\$27,800.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$27,800.00
 Real Property Transfer Tax Due \$109.20

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: _____ Capacity: seller
 Signature: _____ Capacity: _____

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

Print Name: Clinton Wiley Bradshaw
 Address: Post Office Box 301
 City: Caliente
 State: NV Zip: 89008

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

Print Name: Michael D. Phillips
 Address: 3408 Tuscany Village Drive
 City: Las Vegas
 State: NV Zip: 89109

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

First American Title Company of
 Print Name: Nevada
 Address: 768 Aultman Street
 City: Ely

File Number: 152-2285476 MJ/LK
 State: NV Zip: 89301

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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FOR RECORDERS OPTIONAL USE	
Book <u>221</u>	Page: <u>123-124</u>
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\$27,800.00

Deed in Lieu of Foreclosure Only (value of property) _____

(\$ _____)

Transfer Tax Value: _____

\$27,800.00

Real Property Transfer Tax Due _____

\$109.20

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Signature: [Signature]

Capacity: [Signature]

Signature: _____

Capacity: _____

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

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

Print Name: Clinton Wiley Bradshaw

Print Name: Michael D. Phillips

Address: Post Office Box 301

Address: 3408 Tuscany Village Drive

City: Caliente

City: Las Vegas

State: NV Zip: 89008

State: NV Zip: 89109

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First American Title Company of

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