

127126

A.P.N.: 004-041-9
File No: 152-2274607 (MJ)
R.P.T.T.: ~~\$144.70~~ 146.25

FILED AT THE RECORDER OF
First American Title
2006 AUG 22 PM 1 43
LINCOLN COUNTY
FEE \$1500 RPH 146.25
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Gary K. Martinsen and Nikki L. Martinsen
Post Office Box 689
Overton, NV 89040

GRANT, BARGAIN and SALE DEED

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

James J. Vallely, a widower

do(es) hereby GRANT, BARGAIN and SELL to

Gary K. Martinsen and Nikki L. Martinsen, husband and wife as joint tenants with right of survivorship

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

PARCEL 1

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 FEET, 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 SAID LINCOLN COUNTY, RUNNING THENCE NORTH 1°23' WEST ALONG THE WEST SIDE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 640 FEET; THENCE SOUTH 88°37' WEST A DISTANCE OF 295 FEET TO THE TRUE POINT OF BEGINNING, CONTINUING THENCE SOUTH 88°37' WEST A DISTANCE OF 125 FEET, THENCE SOUTH 1°23' EAST A DISTANCE OF 100 FEET, THENCE NORTH 88°37' EAST A DISTANCE OF 125 FEET, THENCE NORTH 1°23' WEST, A DISTANCE OF 100 FEET, TO THE POINT OF BEGINNING

PARCEL 2

TOGETHER WITH A NON-EXCLUSIVE EASEMENT 45 FEET IN WIDTH FOR ROADWAY AND UTILITIES, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID MAIN STREET AND THE PROJECTION THEREOF A DISTANCE OF 662.50 FEET BEARING 1°23' WEST FROM SAID NORTHEAST CORNER OF LOT 1, BLOCK 46, RUNNING THENCE SOUTH 88°37' WEST A DISTANCE A 420 FEET TO A POINT OF ENDING.

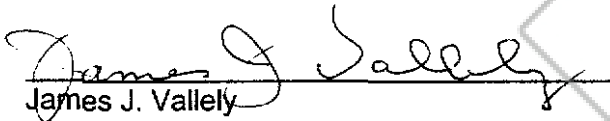
NOTE: ABOVE METES & BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A DEED RECORDED JUNE 7, 1977 IN BOOK 20 OFFICIAL RECORDS, PAGE 668 AS INSTRUMENT # 59798

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: 06/06/2006



 James J. Vallely

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

This instrument was acknowledged before me on August 4, 2006 by **James J. Vallely**.



 Notary Public

(My commission expires:
January 22, 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 06, 2006** under Escrow No. **152-2274607**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-9
- 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: 163-164
 Date of Recording: Aug 22, 2006
 Notes: # 127126

3. Total Value/Sales Price of Property: \$37,100.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$37,100.00
 Real Property Transfer Tax Due: \$144.70 146.25

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: James J. Vallely Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James J. Vallely
 Address: 1506 San Felipe Drive
 City: Boulder City
 State: NV Zip: 89005

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary K. Martinsen and Nikki L. Martinsen
 Address: Post Office Box 689
 City: Overton
 State: NV Zip: 89040

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

First American Title Company of
 Print Name: Nevada File Number: 152-2274607 MJ/LK
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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- b) _____
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2. Type of Property

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- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
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- i) Other _____

FOR RECORDERS OPTIONAL USE	
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Signature: [Signature]
 Signature: [Signature]

Capacity: buyer
 Capacity: buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James J. Vallely
 Address: 1506 San Felipe Drive
 City: Boulder City
 State: NV Zip: 89005

Print Name: Gary K. Martinsen and Nikki L. Martinsen
 Address: P.O. Box 670
 City: Alamo
 State: NV Zip: 89001

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: 152-2274607 MJ/LK
 State: NV Zip: 89301

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