

127155

A.P.N.: 002-102-22
File No: 152-2285875 (MJ)
R.P.T.T.: \$343.20 C

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2006 AUG 28 PM 1 47

LESLIE BOUCKER
FEE 15.00 TAX 343.20
R
an

When Recorded Mail To: Mail Tax Statements To:
John Smith
4187 Sinclair Street
Flagstaff, AZ 86001

GRANT, BARGAIN and SALE DEED

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

Patrick Wells, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

John Smith, a widower

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

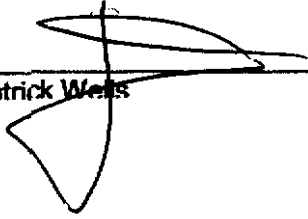
**LOT 43 IN SUN GOLD MANOR UNIT NO. 1, PLAT OF WHICH WAS RECORDED
SEPTEMBER 30, 1952, AS DOCUMENT NO. 27842, IN THE OFFICE OF THE COUNTY
RECORDER OF LINCOLN COUNTY, NEVADA.**

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.

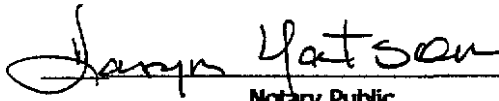
Date: 08/10/2006



Patrick Wells

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

This instrument was acknowledged before me on August 14, 2006 by Patrick Wells.



Notary Public
(My commission expires:
Jan. 13, 2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated August 10, 2006 under Escrow No. 152-2285875.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-102-22
 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: 700-701
 Date of Recording: Aug 28, 2006
 Notes: #127155

3. Total Value/Sales Price of Property: \$88,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$88,000.00
 Real Property Transfer Tax Due \$343.20

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: Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Patrick Wells
 Address: 4802 Sequoia Tree Ave
 City: Las Vegas
 State: NV Zip: 89139

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: John Smith
 Address: P.O. Box 644
 City: Panaca
 State: NV Zip: 89042

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

First American Title Company of
 Print Name: Nevada File Number: 152-2285875 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**

1. Assessor Parcel Number(s)

- a) 002-102-22
- b) _____
- c) _____
- d) _____

2. Type of Property

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- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE
 Book 221 Page: 290-291
 Date of Recording: Aug 28, 2006
 Notes: #127155

3. Total Value/Sales Price of Property: _____

\$88,000.00

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

(\$ _____)

Transfer Tax Value: _____

\$88,000.00

Real Property Transfer Tax Due _____

\$343.20

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Signature: _____

Capacity: SELLER

Signature: _____

Capacity: _____

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

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

Print Name: Patrick Wells

Print Name: John Smith

Address: 4802 Sequoia Tree Ave

Address: 4187 Sinclair Street

City: Las Vegas

City: Flagstaff

State: NV Zip: 89139

State: AZ Zip: 86001

COMPANY/PERSON REQUESTING RECORDING

First American Title Company of

Print Name: Nevada

File Number: 152-2285875 MJ/LK

Address: 768 Aullman Street

City: Ely

State: NV Zip: 89301

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