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A.P.N.: 013-190-11
File No: 152-2284296 (MJ)
R.P.T.T.: \$331.50 C

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2006 SEP 5 PM 4 24

LINCOLN COUNTY RECORDER
FEE 4200 19th 331.50 SEP an
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Millard E. Boren and Edith A. Boren
Post Office Box 617
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Ronald A. Bradley, Jr., an unmarried man, as to an undivided 1/3rd interest, and
Kimberly Coe, an unmarried woman, as to an undivided 1/3rd interest and Taeng-on
Rachchusiri and Soontorn T. Rachchusiri, wife and husband who acquired title as Taeng-
on Rachchusiri, an unmarried woman, as to an undivided 1/3rd interest

do(es) hereby *GRANT, BARGAIN and SELL* to

Millard E. Boren and Edith A. Boren, 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:

**TRACT NO. 11 OF MAP OF DIVISION INTO LARGE PARCELS FOR WAYNE BRADLEY &
THE RONALD A. BRADLEY AND GORDENA S. BRADLEY FAMILY TRUST RECORDED IN
BOOK B OF PLATS, PAGE 364 AS FILE NO. 116018 IN THE OFFICE OF THE COUNTY
RECORDER OF LINCOLN COUNTY, NEVADA, LYING WITHIN THE SOUTH HALF (S 1/2)
OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M.**

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: 08/17/2006

[Signature]
Ronald A. Bradley Jr.

Kimberly Coe Kimberly Coe
Kimberly Coe

[Signature]
Taeng-on Rachchusiri

[Signature]
Soontorn T. Rachchusiri

STATE OF Mississippi)
COUNTY OF Union) : ss.

This instrument was acknowledged before me on 8-28-06 by **Ronald A. Bradley, Jr.**

[Signature]
Notary Public
(My commission expires: 11-26-09)

STATE OF _____)
OF _____) : ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by **Kimberly Coe.**

Notary Public
(My commission expires: _____)

STATE OF Mississippi)
COUNTY OF Union) : ss.

This instrument was acknowledged before me on 8-28-06 by

Taeng-on Rachshusiri.

Vicki M. Ranin

Notary Public

(My commission expires: 11-26-09)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 17, 2006** under Escrow No. **152-2284296**.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF Santa Ventura

}
}
} SS.

On August 31st 2006 before me, Oliver Gonzalez
(Print name of Notary)

a Notary Public, personally appeared Kimberly K. Coe

Personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Oliver Gonzalez
Signature of Notary



(Seal)

Capacity Claimed by Signer	Description of Attached Document
<input type="checkbox"/> Individual(s) <input type="checkbox"/> Corporate Officer(s) - Title(s) _____ _____ _____ <input type="checkbox"/> Partner(s) <input type="checkbox"/> Attorney-in-Fact <input type="checkbox"/> Trustee(s) <input type="checkbox"/> Guardian/Conservator <input type="checkbox"/> Other: _____ _____	<p>(Although this information is optional, it could prevent fraudulent attachment of this certificate to another document.)</p> <p>This certificate is for attachment to the document described below:</p> <p>Title or type of document <u>Grant Bargain + Sale</u> <u>Deed</u> _____</p> <p>Number of pages _____</p> <p>Date of document _____</p> <p>Signer(s) other than named above <u>N/A</u></p> <p>_____</p> <p>_____</p> <p>_____</p>
<p>Signer is Representing: Name of person(s) or Entity(ies) _____</p> <p>_____</p> <p>_____</p>	

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 013-190-11
- 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>221</u>	Page <u>468-471</u>
Date of Recording: <u>Sept 5, 2006</u>	
Notes: <u>#127196</u>	

3. Total Value/Sales Price of Property: \$85,000.00

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

Transfer Tax Value: \$85,000.00

Real Property Transfer Tax Due \$331.50

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: Ronald A. Bradley, Jr. Capacity: Seller

Signature: Millard E. Boren and Edith Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Ronald A. Bradley, Jr.

Address: 459 Highway 2 East

City: Hickory Flat

State: MS Zip: 38633

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Millard E. Boren and Edith
A. Boren

Address: Post Office Box 617

City: Caliente

State: NV Zip: 89008

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

First American Title Company of

Print Name: Nevada File Number: 152-2284296 MJ/LK

Address 768 Aultman Street

City: Ely State: NV Zip: 89301

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