

127322

A.P.N.: 003-185-04
File No: 152-2284084 (MJ)
R.P.T.T.: \$136.50 C

FILED FOR RECORDING
AT THE REQUEST OF

First American Title
2006 SEP 12 PM 1 25

When Recorded Mail To: Mail Tax Statements To:
Geraldine M. Steinbach
Post Office Box 944
Caliente, NV 89008

LINCOLN COUNTY RECORDER
FEE 1500 + 136.50 DEP
LESLIE BOUCHER

GRANT, BARGAIN and SALE DEED

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

James D. McDonald and Vivian McDonald, who aquired title as Vivian Havens, husband and wife

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

Geraldine M. Steinbach, an unmarried woman

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

LOTS 43 AND 44 AS SHOWN ON THE FALKNER PLAT OF LOTS ADJOINING TOWNSITE OF CALIENTE, DATED OCTOBER 27, 1911, 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: 08/14/2006

James D. McDonald
James D. McDonald

Vivian McDonald
Vivian McDonald

STATE OF Nevada)
COUNTY OF Lincoln) **ss.**

This instrument was acknowledged before me on Sept. 9th 2006 by **James D. McDonald and Vivian McDonald.**

Jerusa M. Leevers
Notary Public

(My commission expires:
Oct. 6 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 14, 2006** under Escrow No. **152-2284084.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 003-185-04
 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 222 Page: 236-238
 Date of Recording: Sept 17, 2006
 Notes: # 177322

3. Total Value/Sales Price of Property: \$35,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$35,000.00
 Real Property Transfer Tax Due \$136.50

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: Vivian McDonald Capacity: seller
 Signature: James D. McDonald Capacity: seller

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

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

James D. McDonald and Vivian
 Print Name: McDonald
 Address: HC 34 Box 24
 City: Caliente
 State: NV Zip: 89008

Geraldine M. Steinbach
 Print Name: Geraldine M. Steinbach
 Address: Post Office Box 944
 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: 152-2284084 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) 003-185-04
- b) _____
- c) _____
- d) _____

2. Type of Property

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- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE
 Book 222 Page: 236-237
 Date of Recording: Sept 12, 2006
 Notes: #177322

3. Total Value/Sales Price of Property: \$35,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$35,000.00
 Real Property Transfer Tax Due \$136.50

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Signature: Geraldine M. Steinbach Capacity: Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

James D. McDonald and Vivian
 Print Name: McDonald
 Address: HC 34 Box 24
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
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Geraldine M. Steinbach
 Print Name: Geraldine M. Steinbach
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