

127490

FILED FOR RECORDING  
AT THE REQUEST OF €

A.P.N.: 002-143-15  
File No: 152-2290371 (MJ)  
R.P.T.T.: \$85.80

First American Title  
2006 SEP 27 PM 3 24

LINCOLN COUNTY RECORDER  
FEE 40.00 + 85.80 DEPA  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Bradley G. Clark and Alane M. Clark  
3326 Horizon Street  
Las Vegas, NV 89121

**GRANT, BARGAIN and SALE DEED**

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

Colin F. Fake, Sr., a married man as his sole and separate property, who acquired title as  
Colin F. Fake, a widower

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

Bradley G. Clark and Alane M. Clark, 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:

**A PARCEL OF LAND SITUATED WITHIN SEC. 8, T2S, R68E, M.D.M., WITHIN LOT 1 OF  
BLOCK 15, TOWN OF PANACA, LINCOLN COUNTY, NEVADA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT S 00°19'33" E 165 FEET FROM THE NW CORNER OF SAID  
BLOCK 15 ON THE EAST RIGHT-OF-WAY OF SECOND STREET, WHENCE THE NE  
CORNER OF SAID SEC. 8 BEARS N 13°10'18" E A DISTANCE OF 2,264.76 FEET, SAID  
POINT BEING THE POINT OF BEGINNING; THENCE N 89°41'34" E A DISTANCE OF  
125.00 FEET; THENCE N 00°19'33" W A DISTANCE OF 3.00 FEET TO A POINT ON THE  
ADJUSTED BOUNDARY LINE; THENCE N 89°41'34" E ALONG THE ADJUSTED  
BOUNDARY LINE A DISTANCE 82.00 FEET; THENCE S 00°19'33" E LEAVING THE  
ADJUSTED BOUNDARY LINE A DISTANCE OF 102.00 FEET; THENCE S 89°41'34" W A  
DISTANCE OF 207.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-  
OF-WAY OF SECOND STREET; THENCE N 00°19'33" W ALONG SAID RIGHT-OF-WAY A  
DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN  
THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1996, IN BOOK 122, PAGE  
515, AS INSTRUMENT NO. 106583.**

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.

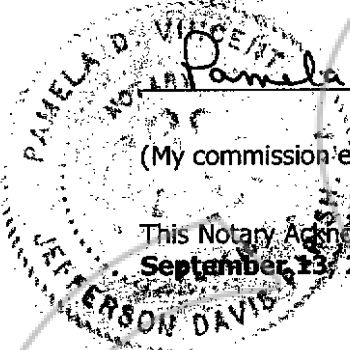
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 09/13/2006

Colin F. Fake Sr  
Colin F. Fake Sr.

STATE OF **LOUISIANA** )  
 )  
 ) : ss.  
COUNTY OF Jefferson Davis )

This instrument was acknowledged before me on 9/22/06 by **Colin F. Fake, Sr.**



Pamela D. Vincent #41549  
Notary Public  
(My commission expires: upon death)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 13, 2006** under Escrow No. **152-2290371**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 002-143-15
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book <u>223</u>	Page: <u>169-170</u>
Date of Recording: <u>9/24/06</u>	
Notes: <u>177490</u>	

3. Total Value/Sales Price of Property: \$22,000.00

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

Transfer Tax Value: \$22,000.00

Real Property Transfer Tax Due \$85.80

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: Colin F. Fake Sr. Capacity: Seller

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Colin F. Fake, Sr.

Address: 718 Cary Avenue

City: Jennings

State: LA Zip: 70546

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

Print Name: Bradley G. Clark and Alane M. Clark

Address: 3326 Horizon Street

City: Las Vegas

State: NV Zip: 89121

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

First American Title Company of

Print Name: Nevada File Number: 152-2290371 MJ/LK

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301

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

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Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: Alane M. Clark

Capacity: Grantee

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

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

Print Name: Colin F. Fake, Sr.

Print Name: Alane M. Clark

Address: 718 Cary Avenue

Address: 3326 Horizon Street

City: Jennings

City: Las Vegas

State: LA Zip: 70546

State: NV Zip: 89121

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