

FILED FOR RECORDING
AT THE REQUEST OF €

A.P.N.: 002-073-09
File No: 152-2290391 (MJ)
R.P.T.T.: \$202.80

First American
Title
2006 OCT 3 PM 3 03

LINCOLN COUNTY RECORDER
FEE \$15.00 NRP DEP
LESLIE BOUCHER MB

When Recorded Mail To: Mail Tax Statements To:
James W. Morgan
Post Office Box
Calliente, NV

GRANT, BARGAIN and SALE DEED

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

Russell Alfano, an unmarried man, as to an undivided one-half interest, Richard Alfano and Lois Alfano, husband and wife as joint tenants with right of survivorship as to an undivided one-half interest

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

James W. Morgan, a single man

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

LOT 94 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: 09/13/2006

Richard Alfano
Richard Alfano
Lois Alfano
Lois Alfano
Russell Alfano
Russell Alfano

STATE OF NEVADA)
COUNTY OF LINCOLN) : ss.



This instrument was acknowledged before me on September 20th, 2006 by Russell Alfano.

Roanne Moore
Notary Public
(My commission expires: March 31, 2009)

STATE OF NEVADA)
COUNTY OF LINCOLN) : ss.



This instrument was acknowledged before me on September 20th, 2006 by Richard Alfano and Lois Alfano.

Roanne Moore
Notary Public
(My commission expires: March 31, 2009)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated September 13, 2006 under Escrow No. 152-2290391.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-073-09
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other Land and Mobile Home

127521

FOR RECORDERS OPTIONAL USE	
Book <u>223</u>	Page: <u>229-300</u>
Date of Recording: <u>Oct 3, 2004</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$51,620.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$51,620.00
 Real Property Transfer Tax Due \$202.80

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: James W. Morgan
 Signature: _____

Capacity: BUYER
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard Alfano and Lois Alfano
 Address: Post Office Box 392
 City: Caliente
 State: NV Zip: 89008

Print Name: James W. Morgan
 Address: Post Office Box
 City: Caliente
 State: NV Zip: _____

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: 152-2290391 MJ/LK
 State: NV Zip: 89301

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

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FOR RECORDERS OPTIONAL USE	
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Notes:	

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(REQUIRED)

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(REQUIRED)

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