

127530

FILED FOR RECORDING
AT THE REQUEST OF

A.P.N.: 002-024-01, 002-022-01, 002-021-01, 002-028-01, 002-031-02, 002-023-01, 012-120-14, 012-110-08
File No: 152-2267862 (MJ)
R.P.T.T.: ~~\$678.60~~ \$795.60

First American Title

2006 OCT 4 PM 2 08

LINCOLN COUNTY RECORDER
FEE 17.00 ~~195.60~~ DEPA
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Adam R. Lewis and Dusty Ann Lewis
Post Office Box 428
Moapa, NV 89025

GRANT, BARGAIN and SALE DEED

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

Stanley J. Gaffin and Beverly R. Gaffin, husband and wife

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

Adam R. Lewis and Dusty Ann Lewis, 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:

Parcel I:

Fractional Block Sixty Four (64), in the Town of Panaca, Lincoln County, Nevada.

Parcel II:

Fractional Block Sixty Three (63) in the Town of Panaca, Lincoln County, Nevada.

Parcel III:

Lots One (1), Two (2), Three (3) and Four (4) in Block Twenty-One (21), in the Town of Panaca, Lincoln County, Nevada.

Excepting therefrom the following:

Beginning at the Northwest corner of said Lot 4 and running thence East 160.6 feet; thence South 333.75 feet; thence West 160.6 Feet; thence North 333.75 feet to the place of beginning.

Parcel IV:

Lots One (1), Two (2) and Four (4) in Block Forty (40) in the Town of Panaca, Lincoln County, Nevada.

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Parcel V:

Those portions of Adair Street, Blad Street and 4th Street in the Town of Panaca, in the Southwest Quarter (SW 1/4) of Section 4, Township 2 South, Range 68 East, Mount Diablo Base & Meridian, Lincoln County, Nevada, described as follows:

Beginning at the Northeast corner of Block 22 Lot 2 Town of Panaca; thence in a Westerly direction along the Northerly boundary of said Block 22 a distance of 353 feet more or less, to a point; thence in a Northerly direction across Blad Street a distance of 90.75 feet more or less, to a point; thence in an Easterly direction along the Southerly boundary of Block 21 Lot a distance of 353 feet more or less, to the Southeast corner of Block 21 Lot 3; thence in a Northerly direction along the Easterly boundary of Block 21 a distance of 528 feet more or less, to the Northeast corner of said Block 21 Lot 2; thence in a Westerly direction a distance of 528 feet more or less, along the Northerly boundary of Block 21 to the Northwest corner of Block 21 Lot 1; thence in a Northerly direction across Adair Street a distance of 90.75 feet more or less, to the Southwest corner of Block 64 Lot 4; thence in an Easterly direction along the Southerly boundary of Block 64 a distance of 528 feet more or less, to the Southeast corner of Block 64 Lot 3; thence in a Northerly direction along the Easterly boundary of Block 64 a distance of 178 feet more or less, to the intersection with the Northerly boundary of Panaca Townsite; thence in an Easterly direction across 4th Street to the intersection of the Town Boundary with Block 63 a distance of 90.75 feet more or less; thence in a Southerly direction along the Westerly boundary of Block 63 a distance of 179 feet more or less, to the Southwest corner of Block 63 Lot 4; thence in an Easterly direction a distance of 528 feet more or less, along the Southerly boundary of Lot 63 to the Southeast corner of Block 63 Lot 3; thence in a Southerly direction across Adair Street a distance of 90.75 feet more or less, to the Northeast corner of Block 40 Lot 2; thence in a Westerly direction a distance of 528 feet more or less, along the Northerly boundary of Block 40 to the Northwest corner of Block 40 Lot 1; thence in a Southerly direction a distance of 528 feet more or less, along the Westerly boundary of Block 40 to the Southwest corner of said Block 40 Lot 4; thence in an Easterly direction 264 feet more or less, along the Southerly Boundary of Block 40 Lot 4 to a point; thence in a Southerly direction a distance of 90.75 feet more or less, across Blad Street to the intersection with the Northeast corner of Block 39 Lot 1; thence in a Westerly direction a distance of 264 feet more or less, along the Northerly boundary of Block 39 Lot 1 to the Northwest corner of Block 39 Lot 1; thence in a Southerly direction a distance of 106 feet more or less, along the Westerly boundary of Block 39 Lot 1 to a point; thence in a Westerly direction 90.75 feet more or less, across 4th Street to a point on the Easterly boundary of Block 22 Lot 2; thence in a Northerly direction a distance of 106 feet more or less, to the point of beginning.

Parcel VI:

All of Lots One (1) and Two (2) in Block Twenty Two (22) in the Town of Panaca, Lincoln County, Nevada.

Excepting therefrom the following:

Beginning at the Northwest corner of said Lot 1 in Block 22 and running thence East 175 feet along the North line of said Lot 1; thence South 106 feet; thence West 175 feet to the West line of said Lot 1; thence North 106 feet to the place of beginning.

And further expecting therefrom the following:

The South 8 feet of said Lot 2 as disclosed per Deed recorded in Book 110, Page 513 of Deeds.

Further excepting therefrom Lots One and Two of Parcel Map recorded in Book Plat B, Page 495, Instrument. No. 120365, dated June 20, 2003.

Parcel VII:

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 5 and that portion of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 4, all in Township 2 South, Range 68 East, Mount Diablo Base & Meridian, Lincoln County, Nevada described as follows:


Beginning at the Southeast corner of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 5, thence West 462 feet; thence North 350 feet; thence North 73°20' East 905.9 feet; thence South 63°25' East 200 feet; thence North 68°50' East 256 feet; thence South 612.7 feet; thence West 823 feet to the place of beginning.


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: 6/19/06


Stanley J. Gaffin


Beverly R. Gaffin

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



This instrument was acknowledged before me on July 6th, 2006 by **Stanley J. Gaffin and Beverly R. Gaffin.**

Roanne Moore
Notary Public

(My commission expires:
March 31, 2009)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 10, 2006** under Escrow No. **152-2267862.**

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 002-024-01 002-031-02
 b) 002-021-01 002-028-01
 c) 002-022-01 002-022-01
 d) 012-120-14 012-110-08

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 223 Page: 362-365
 Date of Recording: 04.7.2006
 Notes: #177530

3. Total Value/Sales Price of Property: \$174,000.00 ~~\$~~ 204,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$174,000.00 ~~\$~~ 204,000.00
 Real Property Transfer Tax Due \$670.60 ~~\$~~ 795.60

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: Stanley J. Gaffin Capacity: GRANTOR
 Signature: Beverly R. Gaffin Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Stanley J. Gaffin and Beverly R. Gaffin
 Address: Post Office Box 334
 City: Panaca
 State: NV Zip: 89042

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Adam R. Lewis and Dusty Ann Lewis
 Address: Post Office Box 428
 City: Moapa
 State: NV Zip: 89025

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Company of Nevada File Number: 152-2267862 MJ/MJ
 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) 002-024-01 002-031-02
- b) 002-021-01 002-028-01
- c) 002-022-01 002-022-01
- d) 012-120-14 012-110-08

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 _____

FOR RECORDERS OPTIONAL USE

Book 223 Page: 367-365
 Date of Recording: Oct 4, 2006
 Notes: #127530

- 3. Total Value/Sales Price of Property: \$204,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$204,000.00
- Real Property Transfer Tax Due \$795.60

4. **If Exemption Claimed:**

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Signature: [Signature]

Capacity: Buyer Escrow Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Stanley J. Gaffin and Beverly R.

Adam R. Lewis and Dusty

Print Name: Gaffin

Print Name: Ann Lewis

Address: Post Office Box 334

Address: Post Office Box 428

City: Panaca

City: Moapa

State: NV Zip: 89042

State: NV Zip: 89025

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

First American Title Company of

Print Name: Nevada

File Number: 152-2267862 MJ/DSP

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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