

127558

FILED FOR RECORDING
AT THE REQUEST OF
First American
Title

2006 OCT 12 AM 10 00

LINCOLN COUNTY RECORDER
FEE \$15.00 NOTARY \$4.80
LESLIE BOGUE LB

A.P.N.: 001-260-16
File No: 152-2286582 (MJ)
R.P.T.T.: \$241.80 C

When Recorded Mail To: Mail Tax Statements To:
Alicia Renee Rabas
1851 Laguna Road
Mohave Valley, AZ 86440

GRANT, BARGAIN and SALE DEED

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

Gino J. Vincent, a single man

do(es) hereby GRANT, BARGAIN and SELL to

Alicia Renee Rabas, an unmarried woman

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

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION ELEVEN (11), TOWNSHIP ONE NORTH (1N), RANGE SIXTY-SEVEN EAST (67E), MOUNT DIABLO BASE & MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL FOUR (4) AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED MAY 24, 2006 IN PLAT BOOK "C", PAGE 212, AS FILE NO. 126569, 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: 08/31/2006

BOOK 224 PAGE 09

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-260-16
- 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 _____

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FOR RECORDERS OPTIONAL USE	
Book <u>224</u>	Page: <u>09-10</u>
Date of Recording: <u>Oct 12, 2004</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$62,000.00

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

Transfer Tax Value: \$62,000.00

Real Property Transfer Tax Due \$241.80

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: [Signature] Capacity: owner/seller

Signature: _____ Capacity: _____

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

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

Print Name: Gino J. Vincent

Address: 34 Emerald Dunes Circle

City: Henderson

State: NV Zip: 89052

Print Name: Alicia Renee Rabas

Address: 1851 Laguna Road

City: Mohave Valley

State: AZ Zip: 86440

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

First American Title Company of

Print Name: Nevada File Number: 152-2286582 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: [Signature] Capacity: buyer
 Signature: _____ Capacity: _____

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(REQUIRED)**

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