

A.P.N.: 001-057-08
File No: 152-2291390 (MJ)
R.P.T.T.: \$429.00

FILED FOR RECORDING
AT THE REQUEST OF
First American Title
2006 OCT 32 AM 3 24

LINCOLN COUNTY RECORDED
FEE \$15.00
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:
Martin E. Wildemann and Laura Phelps-Wildemann
327 Vallarte Drive
Henderson, NV 89014

GRANT, BARGAIN and SALE DEED

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

James Coleman and Vicky G. Coleman, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Martin E. Wildemann and Laura Phelps-Wildemann, 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:

Lots 32 and 33, Block 37, Town of Pioche, as shown upon map thereof, recorded in 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: 09/18/2006

James Coleman

James Coleman

Vicky Coleman

Vicky G. Coleman

STATE OF **NEVADA**)

: **ss.**

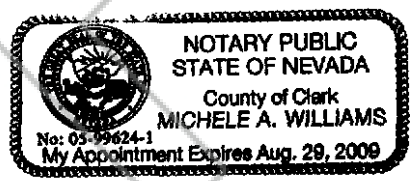
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 12 October 2006 by **James M. Coleman and Vicky G. Coleman.**

Michele A. Williams

Notary Public

(My commission expires:
29 Aug. 2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 18, 2006** under Escrow No. **152-2291390.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-057-08
- 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 _____

127748

FOR RECORDERS OPTIONAL USE	
Book <u>225</u>	Page: <u>90-91</u>
Date of Recording: <u>Oct 31, 2006</u>	
Notes: _____	

3. Total Value/Sales Price of Property:

	<u>\$115,000.00</u>	<u>\$110,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	(\$ _____)	
Transfer Tax Value:	<u>\$115,000.00</u>	<u>\$110,000.00</u>
Real Property Transfer Tax Due	<u>\$448.50</u>	<u>\$429.00</u>

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 Coleman*

Capacity: *seller*

Signature: *Vicky G. Coleman*

Capacity: *seller*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

James Coleman and Vicky G.

The Wildemann Family

Print Name: Coleman

Print Name: Trust

Address: 60 Megan Drive

Address: 327 Vallarte Drive

City: Henderson

City: Henderson

State: NV Zip: 89074

State: NV Zip: 89014

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

First American Title Company of

Print Name: Nevada

File Number: 152-2291390 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) 001-057-08
- 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 _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$115,000.00 \$110,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$115,000.00 \$110,000.00

Real Property Transfer Tax Due

\$448.50 \$429.00

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: _____

Capacity: BUYER

Signature: _____

Capacity: BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

James Coleman and Vicky G.

The Wildemann Family

Print Name: Coleman

Print Name: Trust

Address: 60 Megan Drive

Address: 327 Vallarte Drive

City: Henderson

City: Henderson

State: NV Zip: 89074

State: NV Zip: 89014

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

First American Title Company of

Print Name: Nevada

File Number: 152-2291390 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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