

127754

A.P.N.: 004-171-13 and 004-171-14 and 004-071-13
File No: 152-2147487 (MJ)
R.P.T.T.: \$48.76 C

FILED FOR RECORDING
AT THE REQUEST OF

First American
Title

2006 NOV 1 AM 2 27

LINCOLN COUNTY RECORDER
FEE \$48.76
LESLIE BOUCHIER

When Recorded Mail To: Mail Tax Statements To:
Leavitt Family Trust
P.O. Box 82
Logandale, NV 89021

GRANT, BARGAIN and SALE DEED

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

Shirley Jo Emerine and Rose Marie Cheeney Graves

do(es) hereby GRANT, BARGAIN and SELL to

Joseph Russell Leavitt and Kathy Elean Marshall Leavitt, Trustees of The 1980 Leavitt Family Trust dated December 12, 1980

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

A TRACT OF LAND, WHICH IS 49.5 FEET EASTERLY OF LOT 2, BLOCK 57 WHICH LOT AND BLOCK IS GIVEN IN THE MAP PLAT BOOK A, PAGE 41, ON THE SOUTH SIDE OF BROADWAY STREET IN THE TOWNSITE OF ALAMO, LINCOLN COUNTY, NEVADA, IN THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, WHICH IS THE NORTHWEST CORNER OF SAID TRACT FROM WHICH A #5 REBAR WITH ALUMINUM CAP STAMPED RE FONER PLS 4235, NORTH 01°44'00" WEST 0.29' AND FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 5 BEARS SOUTH 76°02'54" WEST 3247.45'; THENCE NORTH 88°20'00" EAST 49.50' AT OR TO A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH PLS 12751 TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°20'00" EAST 49.50' AT OR TO A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH PLS 12751; THENCE SOUTH 01°40'00" EAST 247.50' AT OR TO A #5 REBAR WITH PLASTIC CAP STAMPED L. SMITH PLS 12751; THENCE SOUTH 88°20'00" WEST 49.50' TO A PK NAIL & DISK STAMPED L. SMITH PLS 12751, THENCE NORTH 01°40'00" WEST 247.50' TO THE POINT OF BEGINNING.

SAID METES AND BOUND DESCRIPTION APPEARS IN THAT CERTAIN AMENDED DECREE QUIETING TITLE RECORDED AUGUST 1, 2006 AS DOCUMENT NO. 126945

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: 10/09/2006

Shirley Jo Emerine
 Shirley Jo Emerine

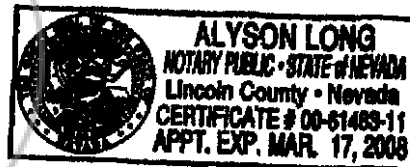
 Rose Marie Cheeney Graves

STATE OF NEVADA)
 : ss.
 COUNTY OF LINCOLN)

This instrument was acknowledged before me on October 23, 2006 by Shirley Jo Emerine.

Alyson Long
 Notary Public

(My commission expires: March 17, 2008)



STATE OF NEVADA)
 : ss.
 COUNTY OF WHITE)
 PINE

This instrument was acknowledged before me on _____ by
 Rose Marie Cheeney Graves.

 Notary Public
 (My commission expires: _____)

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: 10/09/2006

 Shirley Jo Emerine
Rose Marie Cheeney Graves
 Rose Marie Cheeney Graves

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

This instrument was acknowledged before me on _____ by Shirley Jo Emerine.

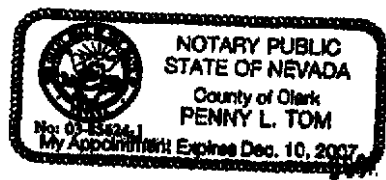
 Notary Public
 (My commission expires: _____)

STATE OF NEVADA)
) : ss.
 COUNTY OF ~~WHEAT~~)
 PINE CLARK)

This instrument was acknowledged before me on 10/25/06
Rose Marie Cheeney Graves
 Rose Marie Cheeney Graves.

Penny J. Tom

 Notary Public
 (My commission expires: 12-10-2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated October 09, 2006 under Escrow No. 152-2147487.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-171-13
- 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 _____

127754

FOR RECORDERS OPTIONAL USE	
Book <u>225</u>	Page: <u>134</u>
Date of Recording: <u>Nov. 1, 2004</u>	
Notes: _____	

3. Total Value/Sales Price of Property: _____

\$12,500.00

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

(\$ _____)

Transfer Tax Value: _____

\$12,500.00

Real Property Transfer Tax Due _____

\$48.75

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.080, 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: Shirley Jo Emerine Capacity: Seller

Signature: Leavitt Family Trust Capacity: agent for buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shirley Jo Emerine
Rose Marie Cheaney Graves

Print Name: Leavitt Family Trust

Address: P.O. Box 511

Address: P.O. Box 82

City: Pioche

City: Logandale

State: NV Zip: 89043

State: NV Zip: 89021

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: 152-2147487 MJ/MJ
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) 004-171-13
- 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' Bldg
- g) Agricultural
- h) Mobile Home
- i) Other _____

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FOR RECORDERS OPTIONAL USE	
Book	<u>225</u> Page: <u>134-137</u>
Date of Recording:	<u>Nov. 1, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$12,500.00

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

Transfer Tax Value: \$12,500.00

Real Property Transfer Tax Due \$48.785

4. **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: Rosemarie Cheene Graves
Capacity: _____

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

Print Name: Shirley Jo Emerine
Rose Marie Cheene Graves
Address: P.O. Box 511
City: Pioche
State: NV Zip: 89043

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

Print Name: Leavitt Family Trust
Address: P.O. Box 82
City: Logandale
State: NV Zip: 89021

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

Print Name: First American Title Company of Nevada File Number: 152-2147487 MJ/MJ
Address: 768 Aultman Street
City: Ely State: NV Zip: 89301

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