

127792

FILED FOR RECORDING
AT THE REQUEST OF

First American
Title

2006 NOV 7 AM 3 20

LINCOLN COUNTY RECORDER
FEE \$15.00
LESLIE BOUCHER

A.P.N.: 006-271-26
File No: 152-2296494 (MJ)
R.P.T.T.: \$659.10 C

When Recorded Mail To: Mail Tax Statements To:
James A. Campbell and Karen H. Campbell
2021 Thoroughbred Road
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

Ann G.M. Carse, Trustee of the Ann G. M. Carse Trust, dated June 9, 2006

do(es) hereby GRANT, BARGAIN and SELL to

James A. Campbell and Karen H. Campbell, 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 1 AS SHOWN ON PARCEL MAP FOR JIMMIE ROSA RECORDED APRIL 29, 1997 IN PLAT BOOK B, PAGE 33 AS FILE NO. 108853 AND AMENDED PARCEL MAP FOR JIMMIE ROSA AND RALPH W. & DENISE M. HILDEBRAND RECORDED JULY 19, 1999 IN PLAT BOOK B, PAGE 233 AS FILE NO. 113094 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 69 EAST.

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: 11/02/2006

Ann G.M. Carse, Trustee of the Ann G. M.
Carse Trust, dated June 9, 2006

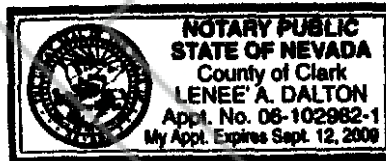
Ann G.M. Carse Trustee
Ann G. M. Carse, Trustee

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

This instrument was acknowledged before me on November 3, 2006 by Ann G.M. Carse.

Lenee A Dalton
Notary Public

(My commission expires:
9-12-2009)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 02, 2006** under Escrow No. **152-2296494**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 006-271-26
- 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 mobile home and land

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FOR RECORDERS OPTIONAL USE	
Book <u>225</u>	Page: <u>392 393</u>
Date of Recording: <u>Nov 7, 2006</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$169,000.00
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$169,000.00
 Real Property Transfer Tax Due: \$659.10

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: Ann G.M. Carse Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Ann G.M. Carse, Trustee of the
 Ann G. M. Carse Trust, dated
 Print Name: June 9, 2006
 Address: 1622 Indian Wells
 City: Boulder City
 State: NV Zip: 89005

BUYER (GRANTEE) INFORMATION
(REQUIRED)

James A. Campbell and
 Karen H. Campbell
 Print Name: Karen H. Campbell
 Address: 2021 Thoroughbred Road
 City: Henderson
 State: NV Zip: 89015

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

First American Title Company of
 Print Name: Nevada File Number: 152-2296494 MJ/DSP
 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**

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Signature: James A. Campbell Capacity: Buyer
 Signature: Karen H. Campbell Capacity: Buyer

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

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

Ann G.M. Carse, Trustee of the
 Ann G. M. Carse Trust, dated
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 City: Boulder City
 State: NV Zip: 89005

James A. Campbell and
 Karen H. Campbell
 Print Name: Karen H. Campbell
 Address: 2021 Thoroughbred Road
 City: Henderson
 State: NV Zip: 89015

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: 152-2296494 MJ/LK
 State: NV Zip: 89301

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