

127875

A.P.N.: 003-086-04  
File No: 152-2296299 (MJ)  
R.P.T.T.: \$585.00

FILED FOR RECORDING  
AT THE REQUEST OF €

First American  
Title

2006 NOV 16 PM 1 53

LINCOLN COUNTY RECORDER  
FEE \$ 15.00  
LESLIE BOUCHER

When Recorded Mail To: Mail Tax Statements To:  
Patrick B. Byrnes  
374 North 100 West  
American Fork, UT 84003

**GRANT, BARGAIN and SALE DEED**

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

Kendall Rippetoe and Anna Rippetoe, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Patrick B. Byrnes, a married man as his sole and separate property

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

**ALL OF LOT TWO (2) AND THE EAST ONE-QUARTER (BEING THE EASTERLY 12-1/2 FEET) OF LOT 3 IN BLOCK FOURTEEN (14) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF 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.

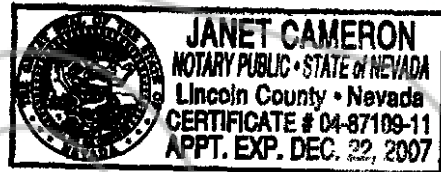
Date: 11/01/2006

W

Kendall Rippetoe  
Kendall Rippetoe

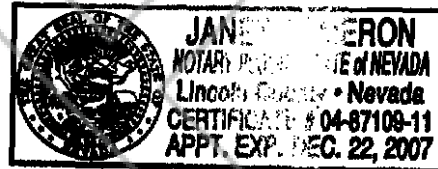
Anna Rippetoe  
Anna Rippetoe

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



This instrument was acknowledged before me on Nov 8, 2006 by **Kendall Rippetoe and Anna Rippetoe.**

Janet Cameron  
Notary Public  
(My commission expires: Dec 22, 07)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 01, 2006** under Escrow No. **152-2296299.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-086-04
- 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>226</u>	Page: <u>157-108</u>
Date of Recording: <u>Nov 16, 2006</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$150,000.00

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

Transfer Tax Value: \_\_\_\_\_

\$150,000.00

Real Property Transfer Tax Due \_\_\_\_\_

\$585.00

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: [Signature]

Capacity: Escrow Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Kendall Rippetoe and Anna

Print Name: Rippetoe

Address: Post Office Box 631

City: Panaca

State: NV Zip: 89042

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

Print Name: Patrick B. Byrnes

Address: 374 North 100 West

City: American Fork

State: UT Zip: 84003

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

First American Title Company of

Print Name: Nevada

File Number: 152-2296299 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**

1. Assessor Parcel Number(s)

- a) 003-086-04
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
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FOR RECORDERS OPTIONAL USE	
Book	<u>226</u> Page: <u>107-108</u>
Date of Recording:	<u>NOV. 16, 2006</u>
Notes:	_____

3. Total Value/Sales Price of Property:

~~\$155,000.00~~ 150,000.00 *AK*  
 (\$ \_\_\_\_\_)  
~~\$155,000.00~~ 150,000.00 *AK*  
~~\$604.50~~ 585.00 *AK*

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

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- b. Explain reason for exemption: \_\_\_\_\_

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Signature: *Patrick Byrnes* Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Kendall Rippetoe and Anna  
 Print Name: Rippetoe  
 Address: Post Office Box 631  
 City: Panaca  
 State: NV Zip: 89042

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

Patrick B. Byrnes  
 Print Name: Patrick B. Byrnes  
 Address: 374 North 100 West  
 City: American Fork  
 State: UT Zip: 84003

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First American Title Company of  
 Print Name: Nevada File Number: 152-2296299 MJ/LK  
 Address: 768 Aultman Street  
 City: Ely State: NV Zip: 89301

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