FILED FOR RECORDING AT THE REQUEST OF

-irst American

A.P.N.:

003-086-04

File No:

152-2296299 (MJ)

R.P.T.T.:

\$585.00

2006 NOV 16 PM 1 53

LINCOLN COUNTY RESERVED FEER IS 5850 DEP LESLIE BOUCHER NO

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

- All general and special taxes for the current fiscal year.
- 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

Lendoll Krysetee
Kendall Rippetoe
Ima Killetve
Anna Rippetoe

STATE OF

NEVADA

COUNTY OF

LINCOLN

Lincoln County • Nevada CERTIFICATE # 04-87109-11 APPT. EXP. DEC. 22, 2007

This instrument was acknowledged before me on Rippetoe and Anna Rippetoe.

by **Kendali**

Notary Public

(My commission expires:

JAN Kotari Pode Lincoln Gaz:

CERTIFICA : # 04-87109-11 APPT, EXP. DEC. 22, 2007

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 Num	ber(s)		\ \
a)_	003-086-04			\ \
b)				\ \
c)_				\
d)_				
2.	Type of Property			17875
a)	Vacant Land	b) X Single Fam. Res	S. FOR RECORDE	RS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book 226	Page: 157-108
e)	Apt. Bldg.	f) Comm'l/Ind'l		: NOV 162006
•	;	·	And the second second	1700 TANDOR
g)	Agricultural	h) Mobile Home	Notes:	
i)	Other			\
3.	Total Value/Sales Price	e of Property:	\$150,000.	00
	Deed in Lieu of Forecl	osure Only (value of prop	perty) (_\$)
	Transfer Tax Value:		\$150,000.	00
	Real Property Transfe	r Tax Due	\$585.00	
4.	If Exemption Claimed	**************************************		
	·		/	
	b. Explain reason for	nption, per 375.090, Secti	011.	
	b. Explain reason to	exemption.	/ /	
5.	Partial Interest: Perce	ntage being transferred:	%	
••		lares and acknowledges	under penalty of peri	ury, pursuant to NRS
375	.060 and NRS 375.1	10, that the information	provided is correct	to the best of their
info	rmation and belief, and	d can be supported by de	ocumentation if called	upon to substantiate
the	information provided	herein. Furthermore, th	e parties agree that	disallowance of any
clai	med exemption, or oth	ner determination of add	itional tax due, may r	result in a penalty of
10%	6 of the tax due plus in	iterest at 1% per month. ev er ally liaple for any ad	Pursuant to NRS 3/3	5.030, the Buyer and
		severally liquid ful ally au	Capacity Econ	4
•	nature.	June _	<u> Capacity ڪڃويي</u>	Mg en T
Sigi	nature:) INTODILATION	Capacity:	TE INFORMATION
	SELLER (GRANTOR			E) INFORMATION
	(REQUIR	etoe and Anna	(REQ	VIRED)
Prin	nt Name: Rippetoe	etoe and Anna	Print Name: Patric	k B. Byrnes
Add	Iress: Post Office Bo	ox 631	Address: 374 No	rth 100 West
City	r: Panaca	N	City: American Fo	ork
Sta		Zip: 89042	State: UT	Zip: 84003
CO	MPANY/PERSON REC	UESTING RECORDING	(required if not selle	er or buyer)
		n Title Company of		
Prin	it Name: Nevada		File Number: 152-2	296299 MJ/DSP
Ado	iress 768 Aultman Str	eet	· 	
City	: Ely		State: NV	Zip: 89301
	(AS A PUBLIC RE	CORD THIS FORM MAY	BE RECORDED/MIC	ROFILMED)

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	\ \
a)_	003-086-04	\ \
p)		\ \
c). d)		\ \
		120076
2.	Type of Property	FOR RECORDERS OPTIONAL USE
a)	Vacant Land b) X Single Fam. Res	
c)	Condo/Twnhse d) 2-4 Plex	Book 226 Page: 107-108
e)	Apt. Bldg. f) Comm'i/Ind'l	Date of Recording: NO 10000
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	Total Value/Sales Price of Property:	\$455,000.00 JK
	Deed in Lieu of Foreclosure Only (value of prop	
	Transfer Tax Value:	\$155,000.00 JV
	Real Property Transfer Tax Due	\$604.50 585, 25
4.	If Exemption Claimed:	\ \ /
	a. Transfer Tax Exemption, per 375.090, Section	on:
	b. Explain reason for exemption:	
5.	Partial Interest: Percentage being transferred:	%
	The undersigned declares and acknowledges,	
	5.060 and NRS 375.110, that the information rmation and belief, and can be supported by do	
the	information provided herein. Furthermore, the	e parties agree that disallowance of any
clai	med exemption, or other determination of addit	tional tax due, may result in a penalty of
109	6 of the tax due plus interest at 1% per month.	Pursuant to NRS 375.030, the Buyer and
	ler shall be jointly and severally liable for any add	1 1
_	nature: Fettel Bys	Capacity:
Sig	nature:	Capacity:
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION (REQUIRED)
	(REQUIRED) Kendall Rippetoe and Anna	(REQUIRED)
Prir	nt Name: Rippetoe	Print Name: Patrick B. Byrnes
Add	iress: Post Office Box 631	Address: 374 North 100 West
City	/: Panaca	City: American Fork
Sta	te: NV Zip: 89042	State: UT Zíp: 84003
<u>co</u>	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
	First American Title Company of	
	nt Name: Nevada	File Number: 152-2296299 MJ/LK
	dress 768 Aultman Street	Ctota: NV 7::00004
City	(AS A PUBLIC RECORD THIS FORM MAY	State: NV Zip: 89301
	(A3 A FUDLIC RECURD ! HIS FURM MAT	DE VESOUDEDIMINOVOLIFIMED)