

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$877.50 Recorded By: AE
Book- 227 Page- 0253

A.P.N.: 006-291-21
File No: 152-2283640 (MJ)
R.P.T.T.: \$877.50



When Recorded Mail To: Mail Tax Statements To:
Clint Wertz and Christie Wertz
P.O. Box 716
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Patricia Fitzgerald, the Trustee of the Patricia Fitzgerald Revocable Living Trust dated March 30, 2005

do(es) hereby *GRANT, BARGAIN and SELL* to

Clint Wertz and Christie Wertz, husband and wife

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

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE MOST WESTERLY POINT OF THIS PARCEL ON THE SOUTHEASTERLY SIDE OF THE COUNTY ROAD AT A POINT FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 31, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B.&M., BEARS NORTH, 46°27'55" WEST, A DISTANCE OF 488.82 FEET; THENCE NORTH 48°54'11" EAST, A DISTANCE OF 286.45 FEET TO THE MOST NORTHERLY POINT; THENCE SOUTH 45°48'33" EAST A DISTANCE OF 389.85 FEET TO THE MOST EASTERLY POINT OF THIS PARCEL; THENCE SOUTH 45°45'43" WEST A DISTANCE OF 373.34 FEET TO THE MOST SOUTHERLY POINT; THENCE NORTH 48°56'03" WEST A DISTANCE OF 296.86 FEET TO A POINT; THENCE NORTH 20°46'12" EAST A DISTANCE OF 68.29 FEET TO A POINT; THENCE NORTH 18°25'12" WEST, A DISTANCE OF 89.64 FEET TO A POINT OF BEGINNING.



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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: 08/01/2006

Patricia Fitzgerald, the Trustee of the Patricia Fitzgerald Revocable Living Trust dated March 30, 2005

Patricia Fitzgerald, Trustee
Patricia Fitzgerald, Trustee

STATE OF UTAH)
) : ss.
COUNTY OF Tooele)

This instrument was acknowledged before me on 9 Dec 2006 by Patricia Fitzgerald.

Cindy Hollar
Notary Public

(My commission expires: 1-28-2010)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 01, 2006** under Escrow No. **152-2283640**.

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE COMPANY

1. Assessor Parcel Number(s)

- a) 006-291-21
- b) _____
- c) _____
- d) _____

Lincoln County - NV

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Page 1 of 2 Fee: \$15.00
Recorded By: AE RPTT: \$977.50
Book- 227 Page- 0253

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:

\$225,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$225,000.00

Real Property Transfer Tax Due

\$877.50

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: Patricia Fitzgerald Trustee

Capacity: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Patricia Fitzgerald Revocable

Clint ~~and~~ Wertz and

Print Name: Living Tru

Print Name: Christie Wertz

Address: 302 Knottingham Drive

Address: 811 Chernus Drive

City: Tooele

City: Carson City

State: UT Zip: 89074

State: NV Zip: 89703

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

First American Title Company of

Print Name: Nevada

File Number: 152-2283640 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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

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Signature: Clinton E. Wertz Capacity: Buyer

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Patricia Fitzgerald

Print Name: Clinton E. Wertz and

Address: 302 Knottingham Drive

Print Name: Christie Wertz

City: Tooele

Address: 811 Chernus Drive

State: UT Zip: 89074

City: Carson City

State: UT Zip: 89074

State: NV Zip: 89703

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