DOC # 0128319

/31/2007

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Official Record

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: **\$16.00** RPTT: **\$136.50** Page 1 of 3 Recorded By: AE

Book- 228 Page- 0364

A.P.N.:

001-201-52.

File No:

152-2305474 (MJ)

R.P.T.T.:

\$136.50

When Recorded Mail To: Mail Tax Statements To: Matthew Elmer and Amy Elmer Post Office Box 247 Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

John T Condie and Mara Condie, husband and wife and Bruce A. Condie as Trustee of the Condie Living Trust, dated June 16th, 1992 and James Edward Wilkin and Uvada Wilkin, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Matthew Elmer and Amy Elmer, 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:

A PARCEL OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST DESCRIBED AS FOLLOWS:

PARCEL 18 AS SHOWN BY PARCEL MAP FOR BRUCE CONDIE, JAMES E. WILKIN, JOHN T. CONDIE AND MARA CONDIE RECORDED APRIL 29, 1999 IN BOOK B, PAGE 212 AS DOCUMENT NO. 112674, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

THE FOLLOWING COVENANTS, CONDITIONS AND RESTRICTIONS SHALL APPLY TO THE WITHIN DESCRIBED PROPERTY:

There shall be no homes brought in on wheels including mobile homes and modular homes.

There shall be no horses, cows, sheep, goats or pigs allowed on the above described property.

Subject to

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: 12/22/2006 Bruce A. Condie as Trustee of the Condie Living Trust, dated June 16th, 1992 Uvada Wilkin STATE OF **NEVADA COUNTY OF** LINCOLN This instrument was acknowledged before me on <u>January</u> 21e 2007 by John T Condie and Mara Condie. Teresa M. Seevers NOTARY PUBLIC - STATE of NEVADA Lincoln County · Nevada **Notary Public**

(My commission expires: 10-6-08

CERTIFICATE # 04-92091-11 **APPT. EXP. OCT. 6, 2008**

STATE OF NEVADA) : SS.	\wedge
COUNTY OF LINCOLN)	()
This is the second was a street and before one on	\ \
This instrument was acknowledged before me on by	\ \
Bruce A. Condie.	ALCO COMPAGNMOND
A Que a la constante de la con	LEGATE NEVADA
Notary Public	APPT, NO 39-5313-11 MY APPT, EXPIRES AUG. 26, 2
(My commission expires: Aug. 26, 2007	
	\
STATE OF NEVADA)	\
: ss.	
COUNTY OF LINCOLN)	
This instrument was acknowledged before me on	
January 29, 2007 by	r
James Edward Wilkin and Uvada Wilkin.	ALYSON LONG
	IRY PUBLIC • STATE of NEVADA coin County • Nevada
Motant Dublic	TIFICATE # 00-61483-11 T. EXP. MAR. 17, 2008
(My commission expires:	11 - 24 - MAN. 17, 2000
<u> </u>	

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 22**, **2006** under Escrow No. **152-2305474**.

DOC # DV-128319

File Number: 152-2305474 MJ/LK

Zip: 89301

State: NV

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

Official Record

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

DECLARATION OF VALUE Leslie Boucher - Recorder 1. Assessor Parcel Number(s) a) 001-201-52 of 2 Fee: \$16.00 Page 1 RPTT: \$136.50 Recorded By: AE b) Book - 228 Page - 0364 c) d) Type of Property 2. FOR RECORDERS OPTIONAL USE X Vacant Land b) Single Fam. Res. a) Condo/Twnhse d) c) 2-4 Plex **Book** Page: Apt. Bldg. f) Comm'VInd'I Date of Recording: e) Agricultural h) **Mobile Home** g) Notes: Other i) 3. Total Value/Sales Price of Property: \$35,000.00 Deed in Lieu of Foreclosure Only (value of property) (\$ Transfer Tax Value: \$35,000.00 Real Property Transfer Tax Due \$136,50 If Exemption Claimed: 4. 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 igintly and severally liable for any additional amount owed. Signature: Capacity: Seller Signature: Capacity: GELLER SELÉER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) John T Condie & Mara Condie. Matthew Elmer and Amy Print Name: etal Print Name: Elmer Post Office Box 44 Address: Address: Post Office Box 247 City: **Pioche** City: Pioche NV 89043 State: Zip: State: NV Zip: 89043 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Print Name: Company

City: Ely

Address 768 Aultman Street

STATE OF NEVADA



STATE OF NEVADA DECLARATION OF VALUE Assessor Parcel Number(s)

1.	Assessor Parcel Number(s)			1	1
**	001-201-52			\	\
b)				1	\ \
c) d)					\ \
 2.	Type of Property				\ \
 a)	x Vacant Land b) Single Fam. Res	FOR I	RECORDE	RS OPTION	AL USE
c)	Condo/Twnhse d) 2-4 Plex	Book		Page:	
e)	Apt. Bldg. 1) Comm'l/ind'l		f Recording	The same of the sa	
g)	Agricultural h) Mobile Home	Notes:	·	* <u>***********************************</u>	
i)	Other				
3.	Total Value/Sales Price of Property:		\$35,000.0	0	
	Deed in Lieu of Foreclosure Only (value of prop	erty) (\$)
	Transfer Tax Value:		\$35,000.0	ю	
	Real Property Transfer Tax Due		\$136.50		
4.	If Exemption Claimed:		/ /	F	
	Transfer Tax Exemption, per 375.090, Section. Explain reason for exemption:	on:	\prec		
5.	Partial Interest: Percentage being transferred:		%		
info the clai 10% Sell Sign	The undersigned declares and acknowledges, 5.060 and NRS 375.110, that the information ormation and belief, and can be supported by do information provided herein. Furthermore, the med exemption, or other determination of addition of the tax due plus interest at 1% per month, ler shall be jointly and severally liable for any additionature:	provided cumentation provided	is correct on if called agree that due, may I to NRS 37 ount owed.	to the best upon to sub disallowance result in a po 5.030, the Be	of their stantiate e of any enalty of uyer and
	SELLER (GRAN OR) INFORMATION	BUYER	(GRANT	EE) INFORM	<u>ATION</u>
	(REQUIRED)			UIRED)	
Prin	nt Name: John T Condie and Mara Condie	Print Nar	Matth ne: <u>Elmer</u>	ew Elmer an	d Amy
Add	ress: Post Office Box 44	Address:	Post O	ffice Box 247	,
City	r: Pioche	City: F	Pioche		
Stat	te: NV Zip: 89043	State:	NV	Zip: 89	043
CO	MPANY/PERSON REQUESTING RECORDING	(required	if not sell	er or buyer)	
i	First American Title Insurance				
776	t Name: Company	File Numb	per: <u>152-</u>	2305474	MJ/LK
	Iress 768 Aultman Street	Cinio: IR		7in-80204	
City	(AS A PUBLIC RECORD THIS FORM MAY	State: N		Zip: <u>89301</u>	
			/3 X L.J L., L.// IY(I)	71 XXI ILIVILLU	,