

DOC # 0128348

02/06/2007

04:21 PM

Official Record

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$62.40 Recorded By: LB  
Book - 228 Page - 0508



A.P.N.: 003-021-28  
File No: 152-2304377 (MJ)  
R.P.T.T.: \$62.40 C

When Recorded Mail To: Mail Tax Statements To:  
KTM Properties, LLC  
P.O. Box 981  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

A & H Katschke, Ltd., a Nevada Domestic Professional Corporation

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

KTM Properties, LLC, a Nevada Limited Liability Company

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

**PARCEL B-2 AS SHOWN ON PARCEL MAP FOR A & H KATSCHKE LTD., FILED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 9, 2007 IN SUBSEQUENT PARCEL MAP OF PARCEL B, PLAT BOOK C, PAGE 288 AS FILE NO. 0128195, LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, SECTION 5, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M. D. M., LINCOLN COUNTY, 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: 01/25/2007

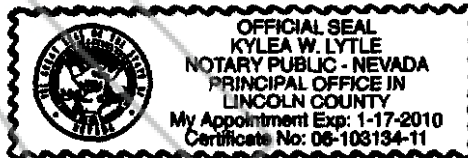


A & H Katschke, Ltd., a Nevada Domestic Professional Corporation

By: Adam Katschke, President

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

This instrument was acknowledged before me on Feb. 1, 2007 by **Adam Katschke.**

  
Notary Public  
(My commission expires: 01-17-2010)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 25, 2007** under Escrow No. **152-2304377.**

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**STATE OF NEVADA  
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) Portion of 003-021-28  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$16,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$16,000.00  
 Real Property Transfer Tax Due \$62.40

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]  
 Signature: [Signature]

Capacity: Seller  
 Capacity: Managing Member

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

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

Print Name: A & H Katschke, Ltd.  
 Address: P.O. Box 253  
 City: Caliente  
 State: NV Zip: 89008

Print Name: KTM Properties, LLC  
 Address: P.O. Box 981  
 City: Caliente  
 State: NV Zip: 89008

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

First American Title Insurance  
 Print Name: Company File Number: 152-2304377 MJ/MJ  
 Address: 768 Aultman Street  
 City: Ely State: NV Zip: 89301

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