DOC # 0128396

02/20/2007

12.27 DM

Official Record

Recording requested By FIRST AMERICAN TITLE

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15,00 Page RPTT: \$234.00 Reco Book- 228 Page- 0690

Page 1 of 2 Recorded By: LB

AFFIX RPTT. \$ 234.00

APN: 003-088-01

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE

ESCROW NO. 13494-JS

TITLE ORDER NO. 9015-2305877

WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

JOHN ELLIS ET AL

2330 PASEO DEL PRADO BLDG.C SUITE 307

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

ROYALTY ESTATES LLC

1.AS VEGAS, NV. 89102

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN SALE AND CONVEY TO

ERROL L. MARANVILLE and JOANNE A. MARANVILLE, husband and wife, as Joint Tenants, as to an undivided 50% interest, and JOHN ELLIS, an unmarried man, as to an undivided 50% interest

all that real property situated in the Lincoln County, State of Nevada, bounded and described as follows;

ALL OF LOT 6 IN BLOCK 2 OF THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA, AS THE SAME IS SHOWN ON THE OFFICIAL PLAT OF SAID CITY ON FILE IN OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA.

SUBJECT TO:

- 1. Taxes for the fiscal year 2006-2007
- Covenants, Conditions, Reservations, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: FEBRUARY 7, 2007

ROYALTY ESTATES LLC

by: Frances E. WILLIAMS -BARRICK, MANAGER

Manager

Manager

Manager

STATE OF NEVADA)

COUNTY OF CLARK)

On February 8 2007 personally appeared before me, a Notary Public,

FRANCES, E. WILLIAMS-BARRICK, MANAGER OF ROYALTY ESTATES LLC.

personally known (or proved) to me to be the person(s) Whose name(s) is/are subscribed to the above instrument who acknowledged that She_ executed the instrument.

SIGNATURE OF NOTARY PUBLIC

JUDY SPANN
Notary Public State of Nevada
No. 92-2100-1
My appt. exp. May 13, 2008

DOC # DV-128396

02/20/2007 12:27 PM
Official Record

STATE OF NEVADA		Recording requested	Ву
DECLARATION OF VALUE		FIRST AMERICAN TITL	E
I . Assessor Parcel Number(s)		Lincoln Co	unty - NV
a) 003-088-01		Leslie Boucher	- Recorder
b)		Page 1 of 1	Fee: \$15,00
		Recorded By: LB	RPTT: \$234.00
		FOR RECORDERS OPTIONAL USE O	690 NLY
		~	·\
2. Type of Property:	N 17 0: □ □	Document / Instrument #-	
	b) 🛭 Single Fam. Res.		1 /
c) Condo/Twnhse	•	Book: Page:	_
e) 🗋 Apt. Bldg.	f) 🗌 Comm'l/Ind'l	Date of Recording:	_ \
g) 🛘 Agricultural	h) 🗌 Mobile Home		
Other		Notes:	
3. Total Value/Sales Pr	ice of the Property	s 60,000.00	
Deed in Lieu of For	eclosure Only (Value of Pr	roperty) (}
Transfer Tax Value: Real Property Transfer Tax Due		\$ 60,000.00 \$ 234.00	
Real Property Trans	Ter lax Due	\$ 234,00	
4. If Exemption Claim	10000000	\	
a. Transfer Tax Exe	mption per NRS 375.090.	Section	
b. Explain Reason fo	or Exemption:		
- /			
	/		
Partial Interest: Pe	centage being transferre	d: 100%	
The undersigned declares ar	nd acknowledges, under penalty of	perjury, pursuant to NRS 375.060 and NRS 375.	110, that the
information provided is correct substantiate the information p	t to the best of their information and rovided herein. Furthermore, the pa	d belief, and can be supported by documentation if of arties agree that disallowance of any claimed exem	called upon to ption, or other
determination of additional tax	due, may result in a penalty of 1 0 be jointly and severally liable for	% of the tax due plus interest at 1 % per month. Pui	suant to NRS
50, the buyer and Selier Shall			
	2/1/ Danie 1	Menaper	
Signature Shawow	Capacity	SELLER	
- P AS			
Signature Aroll	Capacity Capacity	BUYER	
A-1 - M-2 - A-1 - 1 - 1			
SELLER (GRANTOR) INFORMATION (REQUIRED)		<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)	
D.057	LTY ESTATES LLC	EDDOL I MADANIN	are
	LANDING DR.	DOOD DIGHT DRING	
City, State, Zip: HENDER	SON, NV. 89002	Address: 2330 PASEU DEL PRADO City, State, Zip: SUITE 307 LAS VE	
No.	/ /	G (required if not seller or buyer)	89000
	FIRST AMERICAN TITLE		877
Address:	180 CASSIA WAY #502		
City, State and Zip	HENDERSON, NV.	89014	
THE STATE OF THE S			