

**Official Record**Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPT: \$214.50

Recorded By: AE

Book- 230 Page- 0056

A.P.N.: 013-160-62  
File No: 152-2314668 (MJ)  
R.P.T.T.: \$214.50 C



0128613

When Recorded Mail To: Mail Tax Statements To:  
Albert R. Ashley, Jr. and Debra G. Ashley  
~~013-160-62~~ 18535 Mojave Street  
~~Pioche, NV 89043~~ Hesperia, CA 92345

***GRANT, BARGAIN and SALE DEED***

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

Janice M McNeal, a single woman

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

Albert R. Ashley, Jr. and Debra G. Ashley, 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:

**PARCEL 3 OF THE PARCEL MAP FOR 5-C TRUST, RECORDED JANUARY 5, 2000 IN BOOK, B OF PLATS, PAGE 270 AS FILE NO. 113811, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

**EXCEPTING THEREFROM A STRIP OF LAND 60.00 FEET WIDE FOR THE PURPOSE OF A PUBLIC ROAD WAY, BEING SITUATED WITHIN PARCEL 3 OF PARCEL MAP, BOOK PLAT B, PAGE 270, SEC. 11, T.3 S., R 67E., M.D.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SE CORNER OF SAID PARCEL OF LAND;  
THENCE S. 89°34'38" W. A DISTANCE OF 774.42 FEET TO THE SW CORNER OF SAID STRIP OF LAND AND THE SW CORNER OF SAID PARCEL 3;  
THENCE N. 28°26'51" E. A DISTANCE OF 68.52 FEET TO THE NW CORNER OF SAID STRIP OF LAND;  
THENCE N. 89°34'38" E. A DISTANCE OF 739.78 FEET TO THE NE CORNER OF SAID STRIP OF LAND;  
THENCE S. 01°54'37" E. A DISTANCE OF 60.02 FEET TO THE SAID SE CORNER OF PARCEL 3 AND POINT OF BEGINNING;**

**THE ABOVE METES AND BOUNDS APPEARED PREVIOUSLY IN THE DOCUMENT RECORDED DECEMBER 27, 2005, IN BOOK 210, PAGE 116, AS INSTRUMENT NO. 125708.**

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.

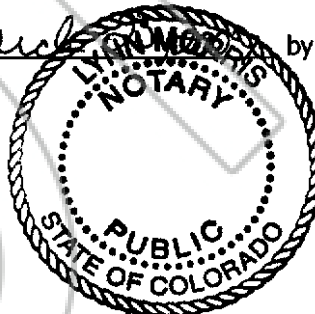
Date: 03/08/2007

Janice M McNeal  
 Janice M McNeal

STATE OF **COLORADO** )  
 )  
 COUNTY OF Arapahoe ) : ss.

This instrument was acknowledged before me on March 9, 2007 by **Janice M McNeal**.

Lyra Moras  
 Notary Public  
 (My commission expires:  
09/12/2010 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 08, 2007** under Escrow No. **152-2314668**.

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Page 1 of 1 Fee: \$15.00  
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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 013-160-62
- 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:

\$55,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ \_\_\_\_\_)

Transfer Tax Value:

\$55,000.00

Real Property Transfer Tax Due

\$214.50

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: Janice M McNeal

Capacity: Seller

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Janice M McNeal

Albert R. Ashley, Jr. and

Print Name: Debra G. Ashley

Address: 9984 E. Carolina Circle

Address: ~~013-160-62~~ 18535 Mojave Street

City: Denver

City: Pioche Hesperia

State: CO Zip: 80247

State: NV CA Zip: ~~89043~~ 92345

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

First American Title Insurance

Print Name: Company

File Number: 152-2314668 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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