

Official RecordRecording requested By
FIRST AMERICAN TITLELincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$171.60

Recorded By: LB

Book- 231 Page- 0361

A.P.N.: 006-041-32
File No: 152-2310108 (MJ)
R.P.T.T.: \$171.60 C



When Recorded Mail To: Mail Tax Statements To:
Ronald Pretasky, Jr. and Kathren Pretasky
2054 Buckeye Rees Street
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

Sandra L. Bitton, an unmarried woman, who acquired title as Sandra L. McKeel

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

Ronald Pretasky, Jr. and Kathren Pretasky, 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:

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF U.S. GOVERNMENT LOT 9 IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 67 EAST, M.D.B. & M.

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: 02/02/2007

STATE OF NEVADA
DECLARATION OF VALUE

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FIRST AMERICAN TITLE

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1. Assessor Parcel Number(s)

- a) 006-041-32
- 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:

\$44,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$44,000.00

Real Property Transfer Tax Due \$171.60

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] Capacity: Buyer
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Sandra L. Bitton
 Address: 2037 Ruby View Drive
 City: Elko
 State: NV Zip: 89801

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Ronald Pretasky, Jr. and Kathren Pretasky
 Address: 2054 Buckeye Reef Street
 City: Henderson
 State: NV Zip: 89015 89002

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

First American Title Insurance
 Print Name: Company
 Address: 768 Aultman Street
 City: Ely

File Number: 152-2310108 MJ/LK
 State: NV Zip: 89301

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



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Signature: Sandra L. Bitton Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sandra L. Bitton

Address: 2037 Ruby View Drive

City: Elko

State: NV Zip: 89801

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Print Name: Ronald Pretasky, Jr. and Kathren Pretasky

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