

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$780.00

Recorded By: LB

Book- 232 Page- 0019

A.P.N.: 001-332-29
File No: 152-2321906 (MJ)
R.P.T.T.: \$780.00



When Recorded Mail To: Mail Tax Statements To:
Jimmie E. Bean
P.O. Box 750755
Las Vegas, NV 89136-0755

GRANT, BARGAIN and SALE DEED

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

Frank Dix, Jr. and Fannie L. Gorman-Dix, (also known as Fannie L. Gorman) trustees of the Dix Gorman Living Trust (also known as the Frank Dix, Jr. and Fannie L. Gorman Revocable Living Trust) Dated May 11th, 2006

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

Jimmie E. Bean, an unmarried man

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

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 16 OF PARCEL MAP FOR J AND S PROPERTIES RECORDED MAY 18, 2004 IN PLAT BOOK C, PAGE 49 AS FILE NO. 122358 IN THE OFFICE OF THE COUNTY RECORDER, 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: 05/18/2007



Frank Dix, Jr. and Fannie L. Gorman-Dix,
(also known as Fannie L. Gorman) trustees
of the Dix Gorman Living Trust (also known
as the Frank Dix, Jr. and Fannie L. Gorman
Revocable Living Trust) Dated May 11th,
2006

Frank Dix, Jr., Trustee
Frank Dix, Jr., Trustee

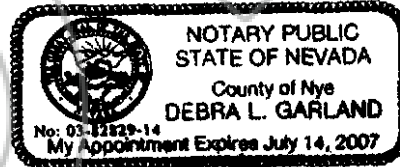
Fannie L. Gorman-Dix, Trustee
Fannie L. Gorman-Dix, Trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **CLARK**)

This instrument was acknowledged before me on 22 May 2007 by
Frank Dix, Jr. and Fannie L. Gorman-Dix.

Debra L. Garland
Notary Public

(My commission expires:
7-14-2007)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 18, 2007** under Escrow No. **152-2321906.**

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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 001-332-29
 - 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: \$200,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$200,000.00
- Real Property Transfer Tax Due \$780.00

- 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: *Frank D. Gorman*
 Signature: *Jannie L. Gorman Dix*

Capacity: *Trustee*
 Capacity: *Trustee*

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dix Gorman Living Trust
 Address: 790 East Water Rock Lane
 City: Pahrump
 State: NV Zip: 89060

Print Name: Jimmie E. Bean
 Address: P.O. Box 750755
 City: Las Vegas
 State: NV Zip: 89136-0755

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 152-2321906 MJ/LK
 Address: 768 Aultman Street
 City: Ely State: NV Zip: 89301