DOC # 0128997

Official Record Recording requested By FIRST AMERICAN TITLE

Lincoln County - NV Leslie Boucher - Recorder

Fee: **\$15.00** RPTT: **\$916**.50

Page 1 Page 1 of 2 Recorded By: LB

Book- 232 Page- 0037



A.P.N.:

001-341-51

File No:

152-2322145 (MJ)

R.P.T.T.:

\$916.50

When Recorded Mail To: Mail Tax Statements To:

Abbe Barnett 6585 Clover Lane Las Vegas, NV 89156

### GRANT, BARGAIN and SALE DEED

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

James A. Smith, a married man as his sole and separate property

do(es) hereby GRANT, BARGAIN and SELL to

Abbe Barnett, an unmarried woman and Carolyn Swift, an unmarried woman as joint tenants with right of survivorship

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

PARCEL NO. 7 AS SHOWN ON AMENDED PARCEL MAP FOR JAMES VINCENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, RECORDED ON JANUARY 7, 1998, IN BOOK B, PAGE 83 OF PLATS, AS FILE NO. 110303 LOCATED IN A PORTION OF THE MORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. &M., LINCOLN COUNTY, NEVADA.

#### Subject to

- All general and special taxes for the current fiscal year. 1.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements 2. 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: 05/02/2007

Dames	a	Smit	X
James A. Smith			

STATE OF **NEVADA** 

**CLARK** 

This instrument was acknowledged before me on James A. Smith.

**Notary Public** 

(My commission expires:

**COUNTY OF** 

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated May 02, 2007 under Escrow No. 152-2322145.

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal Raif W. Greenwood, Jr., Notary Public City Of Allentown, Lehigh County My Commission Expires July 21, 2010

## DOC # DV-128997

05/30/2007

04:46 PM

### Official Record

Recording requested By FIRST AMERICAN TITLE

Lincoln County - NV Leslie Boucher - Recorder

1.	Assessor Parcel Num	ber(s)	Leslie	Boucher - Recorde
a)	001-341-51			of 2 Fee: \$15.00
b)			Recorded B	By. LB RPTT: \$916.50 Page= 0037
c) d)		<del></del>	B00K- 702	Page- Woo
u,				\ \
2.	Type of Property			
a)	Vacant Land	b) X Single Fam. Res	FOR RECORDERS OPT	IONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book Page:	
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Recording:	
g)	Agricultural	h) Mobile Home	Notes:	
i)	Other	/		
3.	Total Value/Sales Price	e of Property:	\$235,000.00	
J.				
	Deed in Lieu of Foreci	losure Only (value of prop	erty) ( <u>\$</u>	)
	Transfer Tax Value:	/ /	\$235,000.00	
	Real Property Transfe	r Tax Due	\$916.50	
4.	If Exemption Claimed	д.		<u></u>
٦.			\	
	a. Transfer Lax Exem	option, per 375.090, Section	on:	
	P. Exhigit teason for	exemption:		
5.	Partial Interest: Perce	ntage being transferred:	%	
	/ /	76.	under penalty of perjury, pur	suant to NRS
375	.060 and NRS 375.1	10, that the information	provided is correct to the	best of their
info	rmation and belief, and	I can be supported by do	cumentation if called upon to	substantiate
ine ciai	med exemption or oth	nerem. runnermore, the set determination of addi	parties agree that disallow ional tax due, may result in	rance of any
10%	6 of the tax due plus in	terest at 1% per month.	Pursuant to NRS 375.030, the	he Buyer and
Sell	er shall be jointly and s	everally liable for any add	itional amount owed.	•
Sigi	nature: James	a bouth	Capacity:	
Sigi	nature/	/	Capacity:	
	SELLER (GRANTOR)	INFORMATION	BUYER (GRANTEE) INFO	DRMATION
	(REQUIR	ED)	(REQUIRED)	
Prin	it Name: <u>James A. Sn</u>	vith	Print Name: Abbe Barnett	
Add	ress: c/o Robert Ox	ford 5685 Cricket	Address: 6585 Clover La	ine
City	: New Tripoli		City: Las Vegas	
Stat	te: PA	Zip: 18066	State: NV Zip:	89156
CO	MPANY/PERSON REC	<b>UESTING RECORDING</b>	(required if not seller or bu	yer)
		Title Insurance		
	t Name: Company	/	File Number: 152-23221	45 MJ/LK
	ress 768 Aultman Str	et	04-4 AB4	00004
CITY	: Ely	CORD THIS CORE 44234	State: NV Zip: 8	
The same of	(AO A PUBLIC RE	SURD I DIS FURM MAY	BE RECORDED/MICROFILM	<b>ハニレ)</b>

**STATE OF NEVADA** 

**DECLARATION OF VALUE** 



# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	( \		
a) 001-341-51		\ \		
þ)		\ \		
c)_ d)		\ \		
		\ \		
2.	Type of Property			
a)	Vacant Land b) Single Fam. Re	S. FOR RECORDERS OPTIONAL USE		
c)	Condo/Twnhse d) 2-4 Plex	BookPage:		
e)	Apt. Bldg. f) Comm'l/lnd'l	Date of Recording:		
g)	Agricultural h) Mobile Home	Notes:		
i)	Other			
3.	Total Value/Sales Price of Property:	\$235,000.00		
	Deed in Lieu of Foreclosure Only (value of property) (\$			
	Transfer Tax Value:	\$235,000.00		
	Real Property Transfer Tax Due	\$916.50		
4.	If Exemption Claimed:			
	a. Transfer Tax Exemption, per 375.090, Sect	ion:		
	b. Explain reason for exemption:			
5.	Partial Interest: Percentage being transferred:	%		
	The undersigned declares and acknowledges			
	.060 and NRS 375.110, that the information			
	rmation and belief, and can be supported by d information provided herein. Furthermore, the			
	med exemption, or other determination of add			
10%	6 of the tax due plus interest at 1% per month.	Pursuant to NRS 375.030, the Buyer and		
	er shall be jointly and severally liable for any ad	/ /		
	nature: Whe Barnett	Capacity:		
Sigi	nature: <u>Carolyn Surft</u>	Capacity:		
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION		
	(REQUIRED)	(REQUIRED)		
Prin	t Name: James A. Smith	Print Name: Abbe Barnett		
Add	lress: c/o Robert Oxford 5685 Cricket	Address: 6585 Clover Lane		
City	r: New Tripoli	City: Las Vegas		
Stat		State: NV Zip: 89156		
CO	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)		
34	First American Title Insurance			
Print Name: Company		File Number: 152-2322145 MJ/LK		
794	lress 768 Aultman Street : Ely	State: NV Zip: 89301		
Oreg	(AS A PUBLIC RECORD THIS FORM MA)			