

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

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$468.00

Recorded By: AE

Book- 232 Page- 0675

A.P.N.: 003-087-03  
File No: 152-2324543 (MJ)  
R.P.T.T.: \$468.00



0129164

When Recorded Mail To: Mail Tax Statements To:  
Carl F. Morgenstern and Jeannine A. Morgenstern  
867 N Lamb Boulevard #153  
Las Vegas, NV 89110

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

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

Janet Larue Leedham, Trustee of the Janet L. Leedham Revocable Trust, Dated  
December 21, 1998

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

Carl F. Morgenstern and Jeannine A. Morgenstern, 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:

**LOT 7 AND 8 OF BLOCK 33 OF THE ALICE C. DIXON ADDITION TO THE CITY OF  
CALIENTE, AS DELINEATED ON THE PLAT THEREOF RECORDED JUNE 16, 1923 AND  
FILED IN BOOK A OF PLATS, PAGE 43, AS FILE NO. 3364 LINCOLN COUNTY, NEVADA  
RECORDS.**

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: 05/23/2007



STATE OF NEVADA  
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)

- a) 003-087-03
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$120,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$120,000.00

Real Property Transfer Tax Due

\$468.00

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: [Signature] Capacity: Owner

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

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

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

Print Name: Janet Larue Leedham, Trustee

Print Name: Carl F. Morgenstern and Jeannine A. Morgenstern

Address: 2313 Dusty Cloud Street

Address: 867 N Lamb Boulevard

City: Las Vegas

City: Las Vegas

State: NV Zip: \_\_\_\_\_

State: NV Zip: 89110

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

First American Title Insurance

Print Name: Company

File Number: 152-2324543 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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



### STATE OF NEVADA DECLARATION OF VALUE

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- b) \_\_\_\_\_
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- Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)
- Transfer Tax Value: \$120,000.00
- Real Property Transfer Tax Due \$468.00

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Signature: [Signature]  
Signature: \_\_\_\_\_

Capacity: Escrow Agent  
Capacity: \_\_\_\_\_

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

Print Name: Janet Larue Leedham, Trustee  
Address: 2313 Dusty Cloud Street  
City: Las Vegas  
State: NV Zip: \_\_\_\_\_

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

Print Name: Carl F. Morgenstern and Jeannine A. Morgenstern  
Address: 867 N Lamb Boulevard  
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**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: 152-2324543 MJ/LK  
State: NV Zip: 89301

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