DOC # 0129164

36/28/2007

04:40 PM

Official Record

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: **\$15.00** RPTT: \$468.00 Page 1 of 2 Recorded By: AE

Book- 232 Page- 0675

File No: R.P.T.T.:

A.P.N.:

\$468.00

003-087-03

152-2324543 (MJ)

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

- All general and special taxes for the current fiscal year.
- 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

L. Leedham December 2	Leedham, Trustee Revocable Trust, E 21, 1998 Leedham, Trustee	Dated trus	ter_	
STATE OF	NEVADA	) /		
COUNTY OF	CLARK	; és.	))	
This instrumer	nt was acknowledged	before me on	ine 21,200	by Janet Larue
Klm	X Statt	G		
(My commission 03/3/	Notary Public or expires:		MIM K. ST. NOTARY F STATE OF I Date Appointment I Certificate No:	PUBLIC NEVADA Bigs: 03-31-2008

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 23, 2007** under Escrow No. **152-2324543**.

# DOC # DV-129164

Recording requested By FIRST AMERICAN TITLE COMPANY

04:40 PM

### Official Record

## STATE OF NEVADA **DECLARATION OF VALUE**

DECLARATION OF VALUE	1:1/2 Carmer. A
Assessor Parcel Number(s)	Lincoln County - N
a) 003-087-03	Leslie Boucher – Recor
b)	Page 1 of 2 Fee: \$15.00
c)	Recorded By: AE RPTT: \$468.
d)	** Book-232 Page-0675
2. Type of Property	\ \
<del></del>	Res. FOR RECORDERS OPTIONAL USE
c) Condo/Twnhse d) 2-4 Plex	Book Page:
e) Apt. Bldg. f) Comm'l/Ind'i	Date of Recording:
g) Agricultural h) Mobile Home	Notes:
i) Other	
Total Value/Sales Price of Property:	\$120,000,00
Deed in Lieu of Foreclosure Only (value of p	roperty) (\$)
Transfer Tax Value:	\$120,000.00
Real Property Transfer Tax Due	\$468.00
. <u>If Exemption Claimed:</u>	
	\ Y /
a. Transfer Tax Exemption, per 375.090, Se	oction:
<ul> <li>b. Explain reason for exemption:</li> </ul>	
Partial Interest: Percentage being transferred	
	es, under penalty of perjury, pursuant to NRS
375.060 and NRS 375.110, that the information	
information and belief, and can be supported by	
the information provided herein. Furthermore, claimed exemption, or other determination of ac	
10% of the tax due plus interest at 1% per mont	
Seller shall be jointly and severally liable for any a	
Signature:	Espacity: On N-eh
Signature:	Capacity:
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Delah Mana Aras Alam Aras Maria	Carl F. Morgenstern and
Print Name: Janet Larue Leedham, Trustee	Print Name: 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 RECORDIN	(Cequired II not seller of buyer)
First American Title Insurance	
Print Name: Company	File Number: 152-2324543 MJ/LK
Address 768 Aultman Street	Chata: NV 7: 00004
City: Ely	State: NV Zip: 89301
(AS A PUBLIC RECORD THIS FORM M/	AY BE RECORDED/MICROFILMED)



# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)					( \
a)	003-087-03					\ \
b)						\ \
c) <sub>.</sub> d)						\ \
a)		<u> </u>				\ \
2.	Type of Property			P		\ \
a)	Vacant Land b)	X Single Fam. Res.	FOR R	CORDER	RS OPTIC	NAL USE
C)	Condo/Twnhse d)		Book		Page:	-11
e)	Apt. Bldg. f)	Comm'l/Ind'l	Date of I	Recording	Name of the last o	
•	Agricultural h)	Mobile Home	Notes:	vecoruing.		
g) .,	, C	Mobile Hoffle	Notes:	_	<del></del>	<del></del>
i)	Other			. \		,
3.	Total Value/Sales Price of P	roperty:		120,000.0	0	
	Deed in Lieu of Foreclosure	Only (value of proper	rty) ( <u> </u>	<u> </u>		)
	Transfer Tax Value:			120,000.0	00	······································
	Real Property Transfer Tax	Due	3	468.00	<u>/</u>	· · · · · · · · · · · · · · · · · · ·
4.	If Exemption Claimed:					
	a. Transfer Tax Exemption,	per 375.090. Section	1			
	b. Explain reason for exem	196				
5.	Partial Interest: Percentage	being transferred:	`	%	V.	
info the clai	The undersigned declares 5.060 and NRS 375.110, the rmation and belief, and can information provided herein med exemption, or other de	nat the information pube supported by documents. Furthermore, the stermination of additional particles are the supported by the support of additional particles.	provided is umentation parties ag onal tax du	correct to if called the correct to the correct that the	to the be upon to s disallowa esult in a	est of their ubstantiate nce of any penalty of
109	6 of the tax due plus interest	t at 1% per month. F	Pursuant to	NRS 375	.030, the	Buyer and
	ler shall be jointly and several	lly liable for any additi	onal amou	nt owed.		h
Sig	nature	ushell 1	Capacity:	Esico	wAgen	<u> </u>
Sig	nature:		Capacity:		0	
	SELLER (GRANTOR) INFO	RMATION	BUYER	GRANTE	E) INFOR	MATION
	(REQUIRED)			(REQU	HRED)	
Prin	nt Name: Janet Larue Leedh	am Trustee	Print Name		Morgens	
	Iress: 2313 Dusty Cloud S		Address:		amb Bou	
City		*	City: Las	. Venas		- <u></u>
Stat				• • • • • • • • • • • • • • • • • • •	Zin <sup>.</sup>	89110
No.	MPANY/PERSON REQUEST			<del></del>		<del></del>
-	First American Title		<u>yddiidd ii</u>	HOL GONG	<u> </u>	11
Prin	nt Name: Company		File Numbe	r 152-2	32454	3 MJ/LK
	Iress 768 Aultman Street	<u> </u>				- 151 A 1 1 1 1 1
	: Ely		State: NV		Zip: 893	101
•	(AS A PUBLIC RECORD			DEDMICE	<del></del>	