

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$298.35 Recorded By: AE  
Book- 233 Page- 0323



A.P. No. 003-172-04  
Escrow No. 103-2328588-DMR/IJR  
R.P.T.T. \$298.35

**WHEN RECORDED RETURN TO:**

Michael W Oman and Kathryn Oman  
P.O. Box 27992  
Las Vegas, NV 89126-1922

**MAIL TAX STATEMENTS TO:**

P.O. Box 27992  
Las Vegas, NV 89126-1922

**GRANT, BARGAIN and SALE DEED**

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

Clinton-Wiley Bradshaw, an unmarried man

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

Michael W Oman and Kathryn Oman, 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 11 IN ROWAN SUBDIVISION TO THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA AS SHOWN BY MAP THEREOF RECORDED MAY 19, 1951 IN PLAT BOOK A, PAGE 68 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: 07/06/2007



0129246

Book: 233  
Page: 324

07/18/2007  
Page: 2 of 2

Clinton-Wiley Bradshaw  
Clinton-Wiley Bradshaw

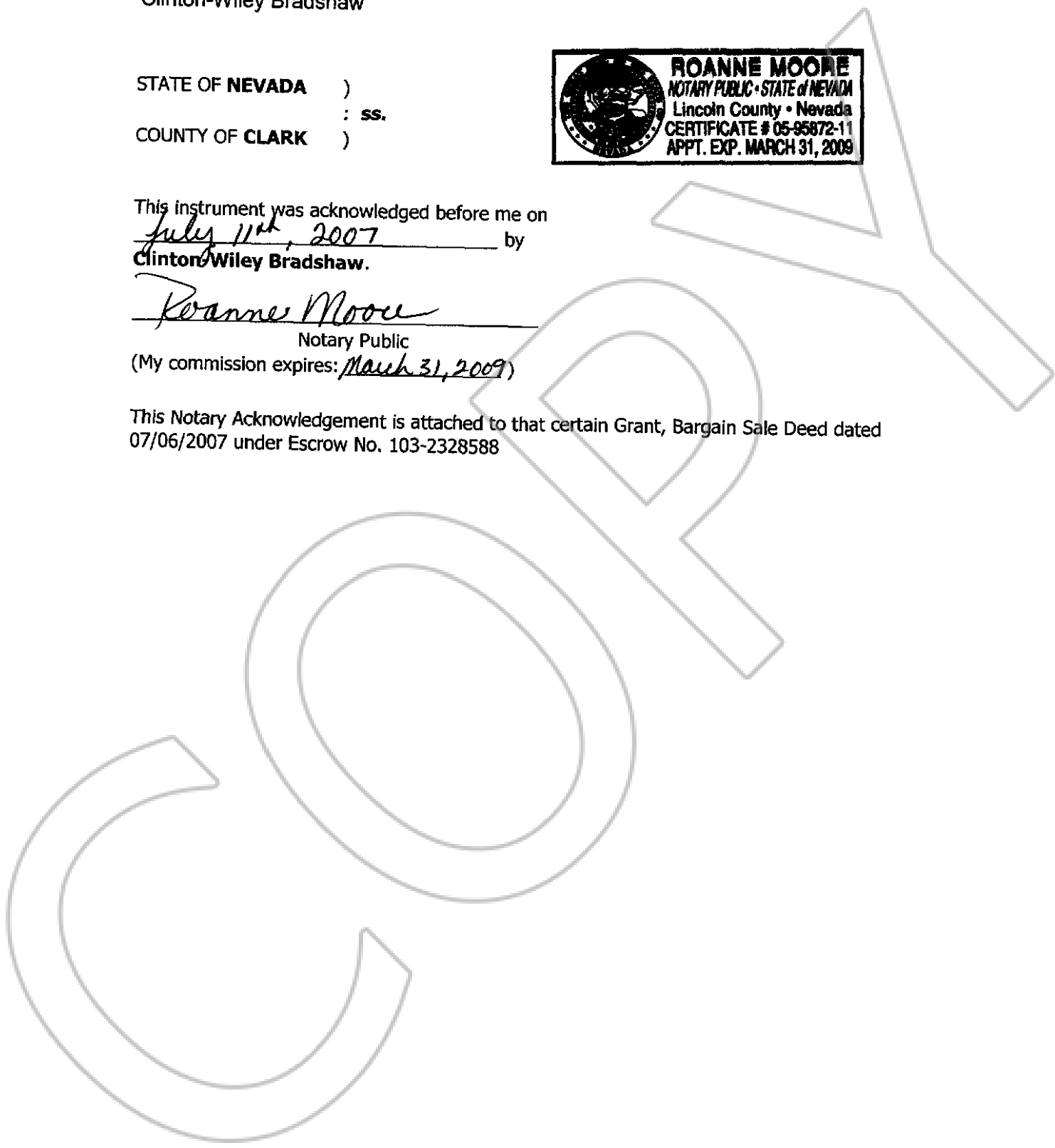
STATE OF NEVADA )  
                                  : ss.  
COUNTY OF CLARK )



This instrument was acknowledged before me on  
July 11th, 2007 by  
Clinton-Wiley Bradshaw.

Roanne Moore  
Notary Public  
(My commission expires: March 31, 2009)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
07/06/2007 under Escrow No. 103-2328588



Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: AE RPTT: \$298.35  
Book- 233 Page- 0323

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-172-04
- 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 \_\_\_\_\_

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

3. Total Value/Sales Price of Property:

\$76,500.00

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

Transfer Tax Value: \$76,500.00

Real Property Transfer Tax Due \$298.35

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: FIRST AMERICAN TITLE Capacity: SPD SELLER

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

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

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

Print Name: Clinton-Wiley Bradshaw

Print Name: Michael Oman and Kathryn Oman

Address: P.O. Box 301

Address: P.O. Box 27992

City: Caliente

City: Las Vegas

State: NV Zip: 89008

State: NV Zip: 89126-1922

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

First American Title Insurance

Print Name: Company

File Number: 103-2328588 DMR/DMR

Address: 315 Calais Drive, Suite A

City: Mesquite

State: NV Zip: 89027

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-172-04
- 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:

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

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \_\_\_\_\_

~~\$80,000.00~~ 76,500<sup>00</sup> mo \*0  
 (\$ \_\_\_\_\_)  
~~\$80,000.00~~ 76,500<sup>00</sup> mo \*0  
 \$312.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature]

Capacity: BUYER

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

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

Print Name: Clinton-Wiley Bradshaw

Print Name: Michael Oman and Kathryn Oman

Address: P.O. Box 301

Address: P.O. Box 27992

City: Caliente

City: Las Vegas

State: NV Zip: 89008

State: NV Zip: 89126-1922

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

First American Title Insurance

Print Name: Company

File Number: 103-2328588 DMR/DMR

Address: 315 Calais Drive, Suite A

City: Mesquite

State: NV Zip: 89027

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