

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

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$292.50

Recorded By: AE

Book- 234 Page- 0333

A.P.N.: 003-182-03  
File No: 152-2327716 (MJ)  
R.P.T.T.: \$292.50 C



0129663

When Recorded Mail To: Mail Tax Statements To:  
JOER Properties, LLC  
P.O. Box 1061  
Pioche, NV 89043

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

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

Robert A. Meighan and Mary M. Meighan, Trustees of the Meighan Family Trust, dated  
December 7, 1999

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

Joer Properties, LLC, a Nevada Limited Liability Company

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

**A PARCEL OF LAND SITUATED IN THE SE1/4 NW1/4 AND SW1/4 NE1/4 OF SEC. 8, T. 4 S., R. 67 E., M.D.M., CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SE COR. OF APN 003-182-03 WHENCE THE C1/4 COR. OF SAID SEC. 8 BEARS S. 19 DEGREES 30'47" E. A DISTANCE OF 247.91 FEET;**

**THENCE S. 57 DEGREES 54'21" W. A DISTANCE OF 128.08 FEET TO THE SOUTH COR. OF THE ADJUSTED BOUNDARY LINE;**

**THENCE N. 29 DEGREES 17'18" W. ALONG THE ADJUSTED BOUNDARY LINE A DISTANCE OF 102.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF CLOVER STREET AND THE NORTH COR. OF THE ADJUSTED BOUNDARY LINE;**

**THENCE N. 59 DEGREES 01'00" E. ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 129.70 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF DENTON STREET;**

**THENCE S. 28 DEGREES 18'00" E. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 99.04 FEET TO THE POINT OF BEGINNING;**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 10, 1999, IN BOOK 145, PAGE 358 , AS INSTRUMENT NO. 113747**



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: 06/19/2007

Robert A. Meighan and Mary M. Meighan,  
Trustees of the Meighan Family Trust, dated  
December 7, 1999

Robert A. Meighan, Trustee  
Robert A. Meighan, Trustee

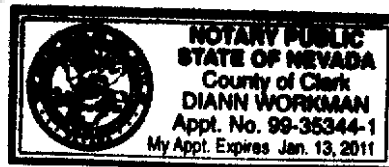
Mary M. Meighan, Trustee  
Mary M. Meighan, Trustee

STATE OF NEVADA )  
COUNTY OF CLARK ) SS.

This instrument was acknowledged before me on 7<sup>TH</sup> DAY OF AUGUST, 2007, by **Robert A. Meighan and Mary M. Meighan.**

Diann Workman  
Notary Public

(My commission expires:  
01/13/2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 19, 2007** under Escrow No. **152-2327716**.

Recording requested By  
FIRST AMERICAN TITLE COMPANY

STATE OF NEVADA  
DECLARATION OF VALUE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: AE RPTT: \$292.50  
Book- 234 Page- 0333

1. Assessor Parcel Number(s)

- a) 003-182-03
- 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'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:

\$75,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$75,000.00

Real Property Transfer Tax Due

\$292.50

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: Joseph N. Rossi Mgr. Capacity: Buyer  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Robert A. Meighan and Mary M.

Print Name: Meighan

Print Name: JOER Properties, LLC

Address: 141 East Foster Avenue

Address: P.O. Box 1061

City: Henderson

City: ~~Las Vegas~~ CALIENTE

State: NV Zip: 89015

State: NV Zip: 89012-8908

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

First American Title Insurance

Print Name: Company

File Number: 152-2327716 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**

1. Assessor Parcel Number(s)
- a) 003-182-03
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

2. Type of Property
- a)  <sup>Net</sup> 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: \$75,000.00

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

Transfer Tax Value: \$75,000.00

Real Property Transfer Tax Due \$292.50

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: Robert A. Meighan Capacity: seller

Signature: Mary M. Meighan Capacity: seller

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

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

Print Name: Robert A. Meighan and Mary M. Meighan

Address: 141 East Foster Avenue

City: Henderson

State: NV Zip: 89015

Print Name: JOER Properties, LLC

Address: P.O. Box 1061

City: Pioche

State: NV Zip: 89043

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

First American Title Insurance

Print Name: Company File Number: 152-2327716 MJ/LK

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301