

DOC # 0129756

08/24/2007

04:40 PM

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPT: \$678.60

Recorded By: LB

Book- 234 Page- 0726

A.P.N.: 003-142-18  
File No: 152-2330764 (MJ)  
R.P.T.T.: \$678.60



0129756

When Recorded Mail To: Mail Tax Statements To:  
Lynn McGinnes-Wulf  
P.O. Box 2327  
Page, AZ 86040

**GRANT, BARGAIN and SALE DEED**

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

Mary Frances Ward, an unmarried woman

do(es) hereby GRANT, BARGAIN and SELL to

Lynn McGinnes-Wulf, a single woman

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

**THAT PORTION OF LOTS 16, 17 AND 18, BLOCK "B" OF WEST END ADDITION TO THE CITY OF CALIENTE, AS SHOWN UPON MAP THEREOF, RECORDED OCTOBER 6, 1926, FILE 3674, IN THE PLAT BOOK, PAGE 44, DESCRIBED AS:**

**PARCEL NO. 3 OF PARCEL MAP FOR DOROTHY M. RAY, AS SHOWN UPON MAP THEREOF, RECORDED MAY 20, 1988, FILE 88771, PLAT BOOK "A", PAGE 286 IN THE RECORDERS OFFICE, 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: 07/23/2007



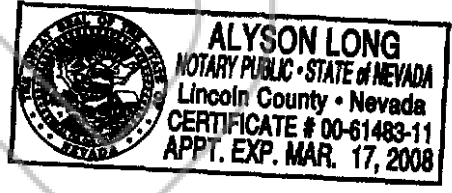
Mary Frances Ward  
Mary Frances Ward

STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **LINCOLN** )

This instrument was acknowledged before me on July 27, 2007 by **Mary Frances Ward.**

Alyson Long  
Notary Public

(My commission expires: March 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 23, 2007** under Escrow No. **152-2330764.**

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Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-142-18
- 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'W/nd'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: \$174,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
Transfer Tax Value: \$174,000.00  
Real Property Transfer Tax Due \$678.60

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: Mary Frances Ward Capacity: Seller  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Mary Frances Ward  
Address: P.O. Box 375  
City: Caliente  
State: NV Zip: 89008

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

Print Name: Lynn McGinnes-Wulf  
Address: P.O. Box 2327  
City: Page  
State: AZ Zip: 86040

**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: 152-2330764 MJ/MJ  
State: NV Zip: 89301



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DECLARATION OF VALUE**

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- b) \_\_\_\_\_
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<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
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Signature: [Signature]  
Signature: \_\_\_\_\_

Capacity: BUYER  
Capacity: \_\_\_\_\_

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**(REQUIRED)**

Print Name: Mary Frances Ward  
Address: P.O. Box 375  
City: Caliente  
State: NV Zip: 89008

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Print Name: Lynn McGinnes-Wulf  
Address: P.O. Box 2327  
City: Page  
State: AZ Zip: 86040

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

First American Title Insurance  
Print Name: Company File Number: 152-2330764 MJ/DSP  
Address 768 Aultman Street  
City: Ely State: NV Zip: 89301

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