

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$339.30

Recorded By: LB

Book- 235 Page- 0693

A.P.N.: 003-078-04
File No: 152-2336475 (MJ)
R.P.T.T.: \$339.30



When Recorded Mail To: Mail Tax Statements To:
Richard Alfano
Post Office Box 392
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Torrey E. Klover, a married man as his sole and separate property

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

Richard Alfano, a married man as his sole and separate property

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

BEING A PORTION OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. &M., COMMONLY KNOWN AS HOUSE NO. 5 IN THE RAILROAD ROW, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CENTER OF SAID SECTION 8;
THENCE NORTH ALONG THE EAST LINE OF SAID (NW1/4) , 596.40 FEET;
THENCE WEST AT RIGHT ANGLES TO SAID EAST LINE, 514.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH PARALLEL WITH SAID EAST LINE, 54.04 FEET;
THENCE WEST AT RIGHT ANGLES, 121.00 FEET;
THENCE SOUTH 54.04 FEET ALONG A LINE PARALLEL WITH AND DISTANT EAST 24.50 FEET, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID (E1/1) OF THE (E1/2) OF THE (NW1/4);
THENCE EAST AT RIGHT ANGLES TO SAID PARALLEL LINE, 121.00 FEET TO THE TRUE POINT OF BEGINNING;**

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.



0129991

Book: 235
Page: 694

09/28/2007
Page: 2 of 2

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: 09/12/2007

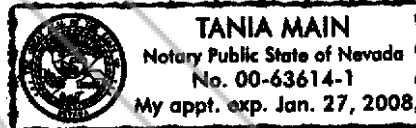
Torrey E. Klover
Torrey E. Klover

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

This instrument was acknowledged before me on Sept 26, 2007 by **Torrey E. Klover and Kateryna B. Klover.**

Tania Main
Notary Public

(My commission expires: Jan 27, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 12, 2007** under Escrow No. **152-2336475.**

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
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1. Assessor Parcel Number(s)

- a) 003-078-04
b)
c)
d)

2. Type of Property

- a) [] Vacant Land b) [X] 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:

\$87,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$)

Transfer Tax Value:

\$87,000.00

Real Property Transfer Tax Due

\$339.30

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: Torrey E. Klover

Capacity: SELLER

Signature:

Capacity:

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Torrey E. Klover

Print Name: Richard Alfano

Address: 2712 Brienza Way

Address: Post Office Box 392

City: Las Vegas

City: Caliente

State: NV Zip: 89117

State: NV Zip: 89008

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

First American Title Insurance

Print Name: Company

File Number: 152-2336475 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) 003-078-04
 - b) _____
 - c) _____
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 - c) Condo/Twnhse
 - d) 2-4 Plex
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 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

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Real Property Transfer Tax Due \$339.30

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Signature: _____
Signature: Richard Alfano

Capacity: _____
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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Address: 2712 Brienza Way

City: Las Vegas

State: NV Zip: 89117

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