

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

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$20.00

Page 1 of 7

RPTT: \$304.20

Recorded By: AE

Book- 236 Page- 0311

A.P.N.: 002-143-18  
File No: 152-2330777 (MJ)  
R.P.T.T.: \$304.20 C



0130094

When Recorded Mail To: Mail Tax Statements To:  
Orrin B. Dotson and Dawn M. Dotson  
Post Office 311  
Panaca, NV 89042

**GRANT, BARGAIN and SALE DEED**

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

Richard Gino Chouquer and Rebecca Chouquer, husband and wife and Lisa Kaye Tibbitts and Brent Tibbitts, wife and husband and Steven James Chouquer, an unmarried man and Jeanne Michelle Adair and Dennis Adair, wife and husband

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

Orrin B. Dotson and Dawn M. Dotson, husband and wife as community property with right of survivorship

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

**A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED FIFTEEN (15) IN THE TOWN OF PANACA, LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE SOUTH 132 FEET, THENCE RUNNING AT THE RIGHT ANGLES WEST A DISTANCE OF 159 FEET; THENCE RUNNING AT RIGHT ANGLES NORTH A DISTANCE OF 132 FEET; TO THE NORTH BOUNDARY LINE OF SAID LOT 3; THENCE EAST A DISTANCE OF 159 FEET TO THE 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.

*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: 07/16/2007



0130094

Richard Gino Chouquer  
Richard Gino Chouquer

Rebecca Chouquer  
Rebecca Chouquer

Lisa Kaye Tibbitts  
Lisa Kaye Tibbitts

Brent Tibbitts  
Brent Tibbitts

Steven James Chouquer  
Steven James Chouquer

\_\_\_\_\_  
Jeanne Michelle Adair

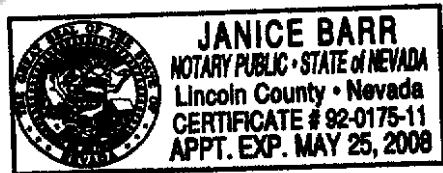
\_\_\_\_\_  
Dennis Adair

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

This instrument was acknowledged before me on October 15, 2007 by **Richard Gino Chouquer and Rebecca Chouquer.**

Janice Barr  
Notary Public

(My commission expires: May 25, 2008)

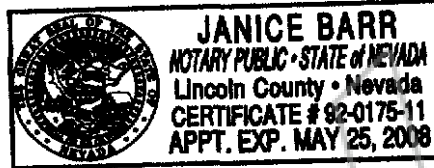


STATE OF NEVADA )  
 ) : ss.  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on OCT 15, 2007 by **Lisa Kaye Tibbitts and Brent Tibbitts.**

Janice Barr  
Notary Public

(My commission expires: May 25, 2008)

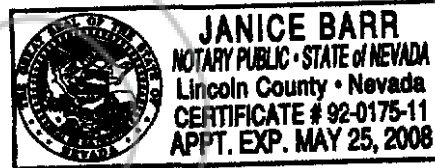


STATE OF NEVADA )  
: ss.  
COUNTY OF LINCOLN )

This instrument was acknowledged before me on OCT 15, 2007 by **Steven James Chouquer.**

Janice Barr  
Notary Public

(My commission expires: May 25, 2008)



STATE OF NEVADA )  
: ss.  
COUNTY OF )  
\_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by **Jeanne Michelle Adair and Dennis Adair.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)  
)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 16, 2007** under Escrow No. **152-2330777**.



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10/23/2007  
Page: 4 of 7

Richard Gino Chouquer

Rebecca Chouquer

Lisa Kaye Tibbitts

Brent Tibbitts

Steven James Chouquer

*Jeanne Michelle Adair*  
Jeanne Michelle Adair

*Jeanne Michelle Adair*

*Dennis Adair*  
Dennis Adair

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Richard Gino Chouquer and Rebecca Chouquer.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Lisa Kaye Tibbitts and Brent Tibbitts.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

STATE OF NEVADA )  
: ss.  
COUNTY OF LINCOLN )

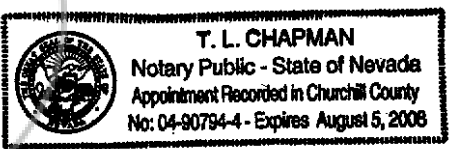
This instrument was acknowledged before me on \_\_\_\_\_ by  
**Steven James Chouquer.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

STATE OF NEVADA )  
: ss.  
COUNTY OF Churchill )

This instrument was acknowledged before me on October 19, 2007 by  
**Jeanne Michelle Adair and Dennis Adair.**

*JL Adair*  
Notary Public  
(My commission expires: 08/05/08 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 16, 2007** under Escrow No. **152-2330777.**



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Book: 236  
Page: 316

10/23/2007  
Page: 6 of 7

Richard Gino Chouquer

Rebecca Chouquer

*Lisa Kaye Tibbitts*  
Lisa Kaye Tibbitts

Brent Tibbitts

Steven James Chouquer

Jeanne Michelle Adair

Dennis Adair

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Richard Gino Chouquer and Rebecca Chouquer.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )

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



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10/23/2007

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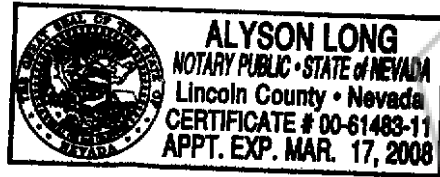
Page: 7 of 7

This instrument was acknowledged before me on

October 23, 2007 by  
**Lisa Kaye Tibbitts and Brent Tibbitts.**

Alyson Long  
Notary Public

(My commission expires: March 17, 2008)



STATE OF NEVADA )

: ss.

COUNTY OF LINCOLN )

This instrument was acknowledged before me on

\_\_\_\_\_ by  
**Steven James Chouquer.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

STATE OF NEVADA )

: ss.

COUNTY OF )

This instrument was acknowledged before me on

\_\_\_\_\_ by  
**Jeanne Michelle Adair and Dennis Adair.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 16, 2007** under Escrow No. **152-2330777**.

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 2 Fee: \$20.00  
Recorded By: AE RPTT: \$304.20  
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**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 002-143-18
- 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'Vind'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:**

\$78,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$78,000.00

Real Property Transfer Tax Due

\$304.20

**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: Lisa Kaye Tubetto

Capacity: Seller

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

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Richard Gino Chouquer and

Orrin B. Dotson and Dawn

Print Name: Rebecca Chouquer

Print Name: M. Dotson

Address: Post Office Box 151

Address: Post Office 311

City: Panaca

City: Panaca

State: NV Zip: 89042

State: NV Zip: 89042

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

First American Title Insurance

Print Name: Company

File Number: 152-2330777 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) 002-143-18
- 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'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: \$78,000.00
- Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- Transfer Tax Value: \$78,000.00
- Real Property Transfer Tax Due \$304.20

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: Jeanne Michelle Odair Capacity: seller

Signature: [Signature] Capacity: seller

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Richard Gino Chouquer and  
Print Name: Rebecca Chouquer

Orrin B. Dotson and Dawn  
Print Name: M. Dotson

Address: Post Office Box 151

Address: Post Office 311

City: Panaca

City: Panaca

State: NV Zip: 89042

State: NV Zip: 89042

**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: 152-2330777 MJ/LK  
State: NV Zip: 89301

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