DOC # 0130404

11/20/2007

04:17 PM

Official Record

Recording requested By FIRST AMERICAN TITLE

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$16.00 RPTT: \$234.00 Page 1 of 3 Recorded By: LB

Book- 237 Page- 0353

A.P.N.:

013-170-29

File No:

152-2340490 (MJ)

R.P.T.T.:

\$234.00 C

When Recorded Mail To: Mail Tax Statements To:

Thomas N. Tucker 5585 W. Oakey Blvd Las Vegas, NV 89146

GRANT, BARGAIN and SALE DEED

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

Jim Vincent, an unmarried man and Matthew Miele and Mary Colleen O'Callaghan-Miele, husband and wife

do(es) hereby GRANT, BARGAIN and SELL to

Thomas N. Tucker, a single man

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

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA.

Subject to

- All general and special taxes for the current fiscal year.
- 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: 11/08/2007

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Jim Vincent		\ \
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Matthew Miele		\ \
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Mary Colleen O'Callaghan-Miele		
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STATE OF NEVADA	✓ / / \	
STATE OF NEVADA	(())	
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COUNTY OF CLARK		
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This instrument was acknowledged be	efore me on Nov 14 2007	by Jim
Vincent.	able the off _/vo-	
vincent.		
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Notary Public	County of Cl	
	EMMANUEL GA	
(My commission expires:	No: 07-1466-1 My Appointment Expires Jan. 1	•
Jan 11 2011)	520000
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STATE OF NEVADA)	1 1	
\ SS.	/ /	
COUNTY OF CLARK)	/ /	
This instrument was acknowledged be	fore me on	
by		
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Matthew Miele and Mary Colleen	O'Canagnan-	
Miele.		
/ /		
Notary Public		
(My commission expires:		

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 08, 2007** under Escrow No. **152-2340490**.

· /	^
Jim Vincent	\ \
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Matthew Miele	\ \
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Many Colleen O'Callaghan-Miele	7 \
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STATE OF NEVADA)	\ \
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COUNTY OF CLARK)	/ /
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Vincent.	
Notary Public (My commission expires:	
(My continussion expires.	~
STATE OF NEVADA)	
COUNTY OF CLARK)	
, com , c.	
This instrument was acknowledged before me on	
Matthew Miele and Mary Colleen O'Callaghan-	THE PARTY OF THE P
Miele	NOTARY PUBLIC STATE OF NEVADA
1 V-V-Vsp	County of Clark DAVID M. ZACHGO
My Appa	94-1 intment Expires July 7, 2008
(My commission expires:	nace of the control o

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 08, 2007** under Escrow No. **152-2340490**.

DOC # DV-130404 04:17 PM

Record

Recording requested By FIRST AMERICAN TITLE Lincoln County - NV

1.	Assessor Parcel Number(s)	Leslie Boucher - Recorder
	013-170-29	Page 1 of 2 Fee: \$16.00 PPTT: \$234.00
b)_		Recorded By: LB RP11: \$234.00 Book-237 Page-0353
c)_ d)		Book-237 Page-0000
-		\ \
2.	Type of Property	FOR RECORDERS OPTIONAL USE
a)	✓ Vacant Land b) Single Fam. Res	
c)	Condo/Twnhse d) 2-4 Plex	BookPage:
е)	Apt. Bidg. f) Comm'i/!nd'i	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	Total Value/Sales Price of Property:	\$60,000.00
	Deed in Lieu of Foreclosure Only (value of prop	erty) (\$)
	Transfer Tax Value:	\$60,000.00
	Real Property Transfer Tax Due	\$234.00
4.	If Exemption Claimed:	. \/ /
	a. Transfer Tax Exemption, per 375.090, Section	on:
	b. Explain reason for exemption:	
info the clair 10%	Partial Interest: Percentage being transferred: The undersigned declares and acknowledges, .060 and NRS 375.110, that the information mation and belief, and can be supported by do information provided herein. Furthermore, the med exemption, or other determination of addit to of the tax due plus interest at 1% per month. For shall be jointly and severally liable for any additional severally liable for a severally	provided is correct to the best of their cumentation if called upon to substantiate e parties agree that disallowance of any tional tax due, may result in a penalty of Pursuant to NRS 375.030, the Buyer and
Sigr	nature: Demon	Capacity: Owner
Sigr	nature:	Capacity:
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
Prin	t Name:	Print Name: Thomas N. Tucker
Add	ress: 34 Emerald Dunes Circle	Address: 5585 W. Oakey Blvd
City	: Henderson	City: Las Vegas
Stat	e: <u>NV Zip: 89052</u>	State: NV Zip: 89146
CO	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
D.d	First American Title Insurance	FU. N
	t Name: Company ress 768 Aultman Street	File Number: 152-2340490 MJ/MJ
	: Ely	State: NV Zip: 89301

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

STATE OF NEVADA

DECLARATION OF VALUE



STATE OF NEVADA DECLARATION OF VALUE

1.		Assessor Parcel Numi	ber(s)				\ \
a	1)_	013-170-29					\ \
	" "						\ \
	;)_)			· · · · · · · · · · · · · · · · · · ·			\ \
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2.		Type of Property	** [FOR	DECORDE	OC OPTIONAL LISE
	1)	✓ Vacant Land	b) [Single Fam. Re	The same of the sa	The same of the sa	RS OPTIONAL USE
	;)	Condo/Twnhse	d) [2-4 Plex	Book		Page:
e	:)	Apt. Bldg.	า	Comm'l/ind'i	Date	of Recording	:
g	1)	Agricultural	h) [Mobile Home	Notes	3: \	
	i)	Other				/	
3.		Total Value/Sales Price	e of Pro	operty:	,	\$60,000.0	0
		Deed in Lieu of Forecl	osure C	nly (value of prop	erty)	(\$)
		Transfer Tax Value:				\$60,000.0	0
		Real Property Transfe	r Tax D	ue	\	\$234.00	
4.		If Exemption Claimed	<u>1:</u>		_/		
		a. Transfer Tax Exem	ption. p	er 375.090. Secti	on:		
		b. Explain reason for			\ <u> </u>		
			-				
5.		Partial Interest: Percei	ntage be	eing transferred:		%	
		The undersigned dec					
		.060 and NRS 375.11 rmation and belief, and					
		information provided					
		med exemption, or oth					
		of the tax due plus in					i.030, the Buyer and
- 19	۱.	er shall be jointly and s		7 - J - 1/			1
	_	nature: <u>kom</u>	00//	Jucke	7		vuyer_
Şi	gr	nature:			Capacit	-	0
		SELLER (GRANTOR)	INFOR	<u>RMATION</u>	BUYE		E) INFORMATION
		(REQUIR	ED)			•	JIRED)
Pı	rin	t Name: Jim Vincent	The same of the sa		Print Na	ame: Thoma	as N. Tucker
A	dd	ress: 34 Emerald D	unes Ci	rcle	Addres	s: <u>5585 W</u>	. Oakey Blvd
C	ty	: Henderson			City: _	Las Vegas	
St	al	e: NV] Zip:	89052	State:	NV	Zip: <u>89146</u>
C	O	MPANY/PERSON REC	UESTI	NG RECORDING	(require	d if not selle	r or buyer)
		First American	ı Title Ir	surance			
		t Name: Company			File Nun	nber: <u>152-2</u>	340490 MJ/DSP
		ress 768 Aultman Str	eet		Ctoto: N	.nz	7in: 00204
Ç	īУ	: Ely			State: N		Zip: <u>89301</u>
		(AS A PUBLIC RE	α			ヘロロピロルかへ	DOEH MED!