

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

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$343.20

Recorded By: LB

Book- 237 Page- 0775

A.P.N.: 001-073-07 and 001-073-08  
File No: 152-2339899 (MJ)  
R.P.T.T.: \$343.20



0130635

When Recorded Mail To: Mail Tax Statements To:  
Randall L. Astramovich  
1187 Garretts Bluff Way #103  
Henderson, NV 89002

**GRANT, BARGAIN and SALE DEED**

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

Ronald L. Hibble, a single man

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

Randall L. Astramovich, an unmarried man

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

**LOTS 26, 27, 28, 29, 30, 31 AND 32 IN BLOCK 33, AS DELINEATED ON THE OFFICIAL MAP OF THE TOWN OF PIOCHE, STATE OF NEVADA, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA; TOGETHER WITH THAT PORTION OF LOT 33 BLOCK 33 AS MORE PARTICULARLY DESCRIBED BY THAT CERTAIN RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT RECORDED IN BOOK B OF PLATS, PAGE 217, AS FILE NO. 112777, IN THE OFFICE OF THE COUNTY RECORDER OF 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: 10/22/2007

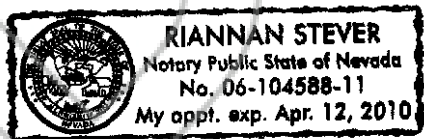


Ronald L. Hibble  
Ronald L. Hibble

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

This instrument was acknowledged before me on Nov 21, 2007 by **Ronald L. Hibble.**

Riannan Stever  
Notary Public



(My commission expires:  
Apr. 12, 2010)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 22, 2007** under Escrow No. **152-2339899.**

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-073-07
- 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: \$88,000.00

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

Transfer Tax Value: \$88,000.00

Real Property Transfer Tax Due \$343.20

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: Ronald L. Hibble Capacity: Seller

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

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

Print Name: Ronald L. Hibble

Address: Post Office Box 448

City: Pioche

State: NV Zip: 89043

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

Print Name: Randall L. Astramovich

Address: 1187 Garretts Bluff Way

City: Henderson

State: NV Zip: 89002

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

First American Title Insurance

Print Name: Company

File Number: 152-2339899 MJ/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

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



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 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
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Signature: Randall Astramovich  
 Signature: \_\_\_\_\_

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

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**(REQUIRED)**

Print Name: Ronald L. Hibble  
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