

DOC # 0130650

12/05/2007

03:32 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 238 Page- 0029



0130650

APN 001-073-07 and 08, 001-074-03, 22, 23 and 25

File No. 152-2339899

When Recorded Mail To:

Randall L. Agramovich
1187 Garretts Bluff Way #103
Henderson, NV 89002

GRANT, BARGAIN AND SALE DEED

This document is being re-recorded to attach the complete legal description



0130650

Book: 238
Page: 30

12/05/2007
Page: 2 of 4

DOC # 0130635

11/30/2007

12:42 PM

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:

Exhibit "A" attached hereto and made a part hereof by reference
**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

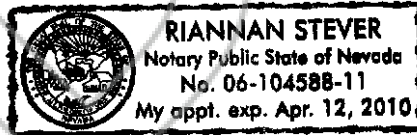
STATE OF **NEVADA**)
 : ss.
COUNTY OF **LINCOLN**)

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

Riannan Stever

Notary Public

(My commission expires:
Apr. 12, 2010)



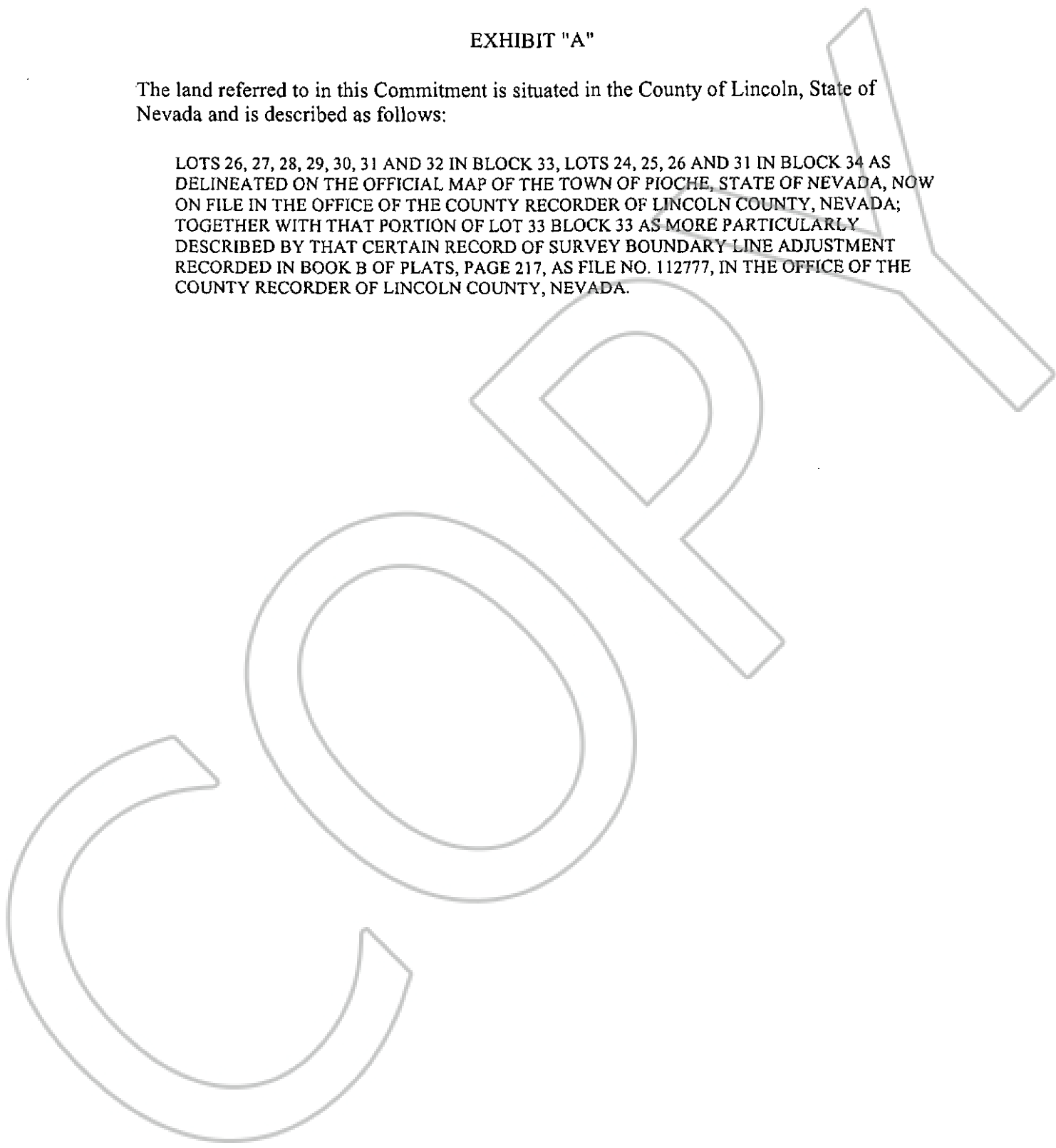
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 22, 2007** under Escrow No. **152-2339899**.



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

LOTS 26, 27, 28, 29, 30, 31 AND 32 IN BLOCK 33, LOTS 24, 25, 26 AND 31 IN BLOCK 34 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.



Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$17.00
Recorded By: AE RPTT:
Book- 238 Page- 0029

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 _____

FOR RECORDERS OPTIONAL USE	
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: 3
 - b. Explain reason for exemption:
to clear title
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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ronald L. Hibble
 Address: Post Office Box 448
 City: Pioche
 State: NV Zip: 89043

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



**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 _____

FOR RECORDERS OPTIONAL USE	
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: 3
- b. Explain reason for exemption:
to clear title
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: Randall Astramovich Capacity: Buyer

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