

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2

RPTT: \$413.40 Recorded By: AE

Book- 238 Page- 0283

A.P.N.: 012-200-14
File No: 152-2341430 (MJ)
R.P.T.T.: \$413.40 C



0130734

When Recorded Mail To: Mail Tax Statements To:
Peter R. Wells and Constance M. Wells
Post Office Box 443
Panaca, NV 89042

GRANT, BARGAIN and SALE DEED

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

Eric Nielsen and Kathleen Nielsen, husband and wife

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

Peter R. Wells and Constance M. Wells, husband and wife as joint tenants with right of survivorship

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

PARCEL 1 OF PARCEL MAP FOR JOHN M OR MARGARET A WADSWORTH RECORDED SEPTEMBER 23, 1980 IN PLAT BOOK A, PAGE 167 AS FILE NO. 69799 IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA, LOCATED IN THE SE1/4 NE1/4 SECTION 17, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B.&M.

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: 11/08/2007



0130734

Book: 238
Page: 284

12/31/2007
Page: 2 of 2

Eric Nielsen

Eric Nielsen

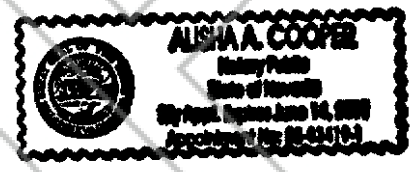
Kathleen Nielsen

Kathleen Nielsen

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

This instrument was acknowledged before me on 27 December 2007 by
Eric Nielsen and Kathleen Nielsen.

Alisha A. Cooper
Notary Public
(My commission expires: 14 June 2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 08, 2007 under Escrow No. **152-2341430.**

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 012-200-14
- 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 MOBILE HOME & LAND

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$106,000.00

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

Transfer Tax Value: \$106,000.00

Real Property Transfer Tax Due \$413.40

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: [Signature] Capacity: _____

Signature: [Signature] Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eric Nielsen and Kathleen Nielsen

Address: Post Office Box 753

City: Panaca

State: NV Zip: 89042

Print Name: Peter R. Wells and Constance M. Wells

Address: Post Office Box 443

City: Panaca

State: NV Zip: 89042

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

First American Title Insurance

Print Name: Company File Number: 152-2341430 MJ/MJ

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301



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Signature: [Signature]
Signature: _____

Capacity: Buyer
Capacity: _____

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Eric Nielsen and Kathleen Nielsen
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City: Panaca
State: NV Zip: 89042

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Print Name: Company
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