

DOC # 130880

01/15/2008

02:53 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$347.10

Recorded By: LB

Book- 238 Page- 0612

A.P.N.: 001-103-05
File No: 152-2344776 (MJ)
R.P.T.T.: \$347.10



130880

When Recorded Mail To: Mail Tax Statements To:
Craig Rodery
407 Leighann Road
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

Basil Sinko, an unmarried man, as to an undivided 50% interest, and Greg F. Johnson and Carletta Johnson, husband and wife, as joint tenants with right of survivorship as to an undivided 50% interest

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

Craig Rodery, an unmarried man and Tami Kay, a married woman as her sole and separate property

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

ALL OF LOTS SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) IN BLOCK NUMBER NINETEEN (19), AS DESCRIBED ON THE OFFICIAL PLAT OF THE SAID TOWN OF PIOCHE, NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID 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: 12/26/2007

Basil Sinko
Basil Sinko

Greg F. Johnson

Carletta Johnson

STATE OF ~~NEVADA~~ ARIZONA)
COUNTY OF ~~CLARK~~ MOHAVE) : ss.

This instrument was acknowledged before me on January 9, 2008 by Basil Sinko.

Lindsay B. Kosciolcki
Notary Public

(My commission expires: 3/31/2011)

Arizona
STATE OF ~~NEVADA~~)
: ss.
COUNTY OF ~~LINCOLN~~)
MoHANE



LINDSAY KOSCIOLCKI
Notary Public - Arizona
Mohave County
Expires 03/31/2011

This instrument was acknowledged before me on _____ by **Greg F. Johnson and Carletta Johnson.**

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 26, 2007** under Escrow No. **152-2344776.**



0130880

Book . 238
Page: 614

01/15/2008
Page 3 of 3

Basil Sinko

Greg F. Johnson

Greg F. Johnson

Carletta Johnson

Carletta Johnson

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

This instrument was acknowledged before me on _____ by **Basil Sinko**.

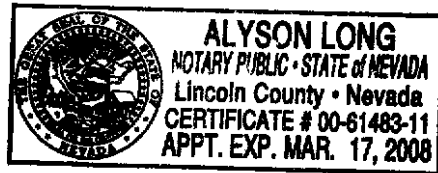
Notary Public
(My commission expires: _____)

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

This instrument was acknowledged before me on December 31, 2009 by **Greg F. Johnson and Carletta Johnson**.

Alyson Long

Notary Public
(My commission expires: November 17, 2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 26, 2007** under Escrow No. **152-2344776**.

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 3 Fee: \$16.00
Recorded By: LB RPTT: \$347.10
Book-238 Page-0612

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-103-05
- 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:

\$89,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$89,000.00

Real Property Transfer Tax Due

\$347.10

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: Grantor

Signature: [Signature]

Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Basil Sinko

Print Name: Craig Rodery

Address: 2737 Quebec Ct.

Address: 407 Leighann Road

City: Las Vegas

City: Henderson

State: NV Zip: 89142

State: NV Zip: 89015

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

First American Title Insurance

Print Name: Company

File Number: 152-2344776 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**

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- c) _____
- d) _____

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- i) Other _____

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

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Signature: Basil Sinko Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Basil Sinko ^{B.S.} Print Name: Craig Rodery

Address: 2737 Quebec Ct. 3704 BEACHVIEW DR Address: 407 Leighann Road

City: Las Vegas LAKE HAVASU CITY City: Henderson

State: NV A2 Zip: 89142-8640 State: NV Zip: 89015

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

First American Title Insurance

Print Name: Company File Number: 152-2344776 MJ/LK

Address 768 Aultman Street

City: Ely State: NV Zip: 89301



**STATE OF NEVADA
DECLARATION OF VALUE**

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Signature: *[Signature]*

Signature: _____

Capacity: BUYER

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Basil Sinko

Address: 2737 Quebec Ct.

City: Las Vegas

State: NV Zip: 89142

Print Name: Craig Rodery *TAMI KAY*

Address: 407 Leighann Road

City: Henderson

State: NV Zip: 89015

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: 152-2344776 MJ/MJ

State: NV Zip: 89301