

Official Record

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: LB

Book- 238 Page- 0640



0130885

APN 1-103-05

APN \_\_\_\_\_

APN \_\_\_\_\_

Rerecord  
Grant Bargain and Sale Deed

Title of Document

Affirmation Statement

X I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number of a person or persons as required by law:

(State specific law)

Signature \_\_\_\_\_ Title \_\_\_\_\_

Allyson Long

Signature

1-15-08

Date

Grantees address and mail tax statement:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



0130885

Book: 238  
Page: 641

01/15/2008  
Page: 2 of 4

**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



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, as joint tenants with right of survivorship

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

\_\_\_\_\_  
*Greg F. Johnson*  
Greg F. Johnson

\_\_\_\_\_  
*Carletta Johnson*  
Carletta Johnson

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

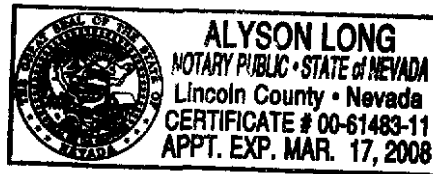
This instrument was acknowledged before me on \_\_\_\_\_ by **Basil Sinko**.

\_\_\_\_\_  
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: \$17.00  
Recorded By: LB RPTT:  
Book- 238 Page- 0640

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
  - a) 001-103-05
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

2. Type of Property
 

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

<b>FOR RECORDERS OPTIONAL USE</b>	
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: 3
  - 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]  
Signature: [Signature]

Capacity: Grantor  
Capacity: Grantor

**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  
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/LK  
State: NV Zip: 89301

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



**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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
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Signature: Basil Sinko Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Basil Sinko <sup>BS</sup> Print Name: Craig Rodery  
 Address: 2737 Quebec Ct. 3704 BEACHVIEW DR Address: 407 Leighann Road  
 City: Las Vegas LAKE HAVASU CITY City: Henderson  
 State: AZ 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

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



**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

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- 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: _____
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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: 3
- b. Explain reason for exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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Signature: [Signature] Capacity: BUYER

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

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

Print Name: Basil Sinko

Address: 2737 Quebec Ct.

City: Las Vegas

State: NV Zip: 89142

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

Print Name: Craig Rodery TAMM 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 File Number: 152-2344776 MJ/MJ

Address: 768 Aultman Street

City: Ely State: NV Zip: 89301