

Official Record

Recording requested By
COW COUNTY TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$292.50 Recorded By: AE
Book- 238 Page- 0655



A.P.N. 03-092-01
R.P.T.T. \$146.25 324.45
Escrow No. 35329
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
CHERYL R. PHILLIPS
P.O. Box 536
Caliente, NV 89008

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That JOHN R. EYRAUD and DEBRA K. EYRAUD, husband and wife

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to CHERYL R. PHILLIPS, a married woman

and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

- 1. Taxes for fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 27, 2007

John R. Eyraud
JOHN R. EYRAUD

Debra K. Eyraud
DEBRA K. EYRAUD

State of Nevada }
County of Lincoln } ss.

This instrument was acknowledged before me on Jan. 4, 2008
by JOHN R. EYRAUD, DEBRA K. EYRAUD

Signature: *Crystal Budreau*
Notary Public





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01/16/2008

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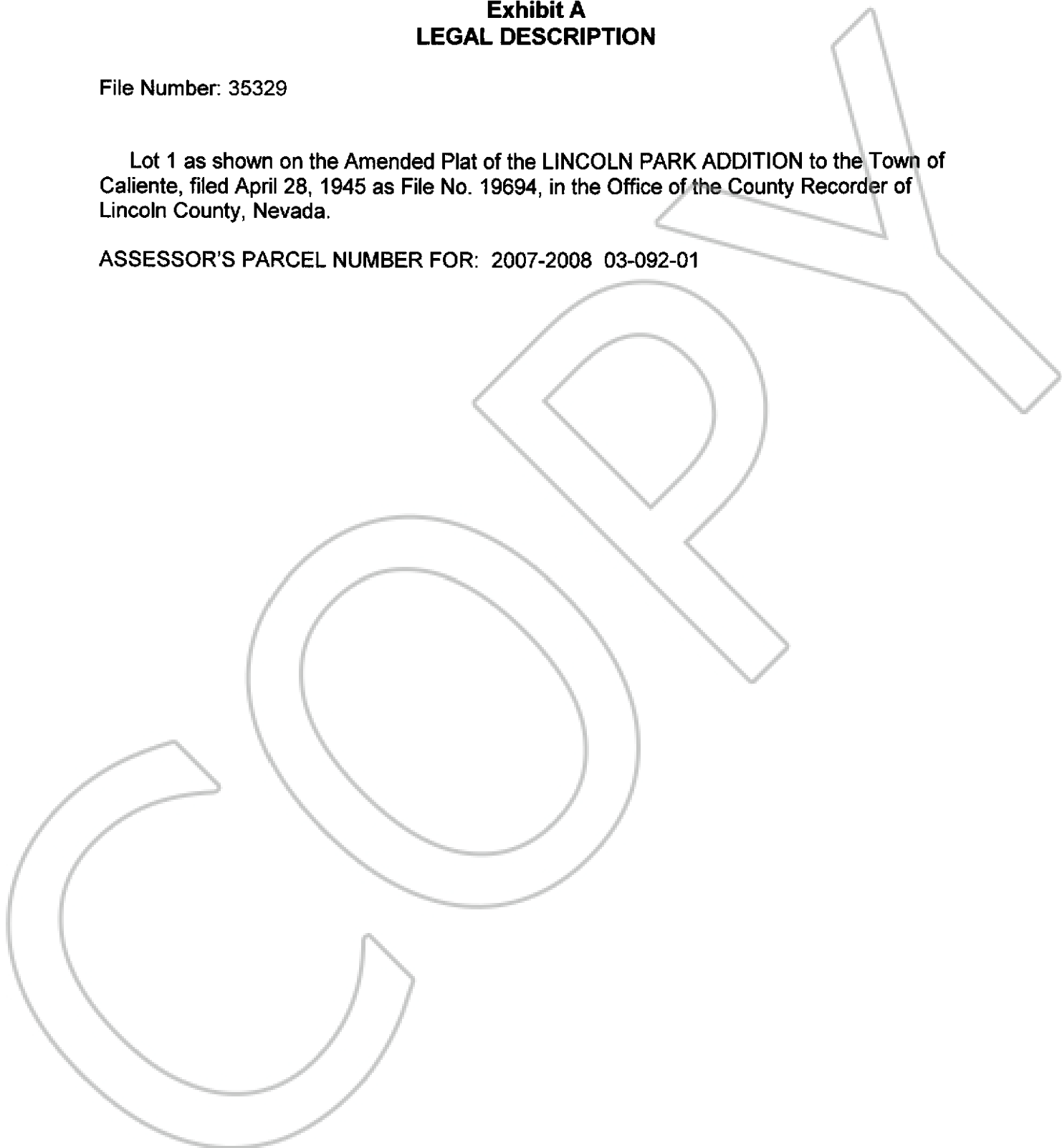
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**Exhibit A
LEGAL DESCRIPTION**

File Number: 35329

Lot 1 as shown on the Amended Plat of the LINCOLN PARK ADDITION to the Town of Caliente, filed April 28, 1945 as File No. 19694, in the Office of the County Recorder of Lincoln County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR: 2007-2008 03-092-01



STATE OF NEVADA
DECLARATION OF VALUE

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FOR RECORDER'S OFFICE
Document/Instrument
Book _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)
a) 03-092-01
b) _____
c) _____
d) _____

2. Type of Property
a) Vacant Land b) Single Family Residence
c) Condo/Twnhse d) 2-4 Plex
e) Apartment Bldg. f) Commercial/Industrial
g) Agricultural h) Mobile Home
i) Other _____

3. Total Value/Sales Price of Property \$150,000.00
Deed in Lieu of Foreclosure Only (Value of Property) (_____)
Transfer Tax Value \$75,000.00
Real Property Transfer Tax Due: \$146.25

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage being transferred: 50 %

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 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: John R. Eyraud Capacity: Grantor

Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION

Print Name: JOHN R. EYRAUD
Address: P.O. Box 584
City/State/Zip Caliente, NV 89008

BUYER (GRANTEE) INFORMATION

Print Name: CHERYL R. PHILLIPS
Address: P.O. Box 536
City/State/Zip Caliente, NV 89008

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 35329
P.O. Box 518
#1 Comstock
Address: Pioche, Nevada 89043