

Official Record

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 238 Page- 0657

A.P.N. 03-092-01

R.P.T.T. \$0.00

Escrow No. 35329

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

RICHARD K. PHILLIPS

P.O. Box 536

Caliente, NV 89008



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That RICHARD K. PHILLIPS and CHERYL R. PHILLIPS, husband and wife

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RICHARD K. PHILLIPS and CHERYL R. PHILLIPS, husband and wife as joint tenants

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

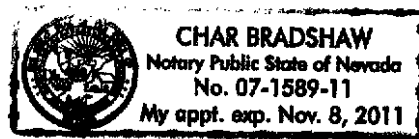
*Richard K Phillips*  
RICHARD K. PHILLIPS

*Cheryl R Phillips*  
CHERYL R. PHILLIPS

State of Nevada }  
County of Lincoln } ss.

This instrument was acknowledged before me on 12/31/07  
by RICHARD K. PHILLIPS, CHERYL R. PHILLIPS

Signature: *Char Bradshaw*  
Notary Public





0130891

Book: 238  
Page: 658

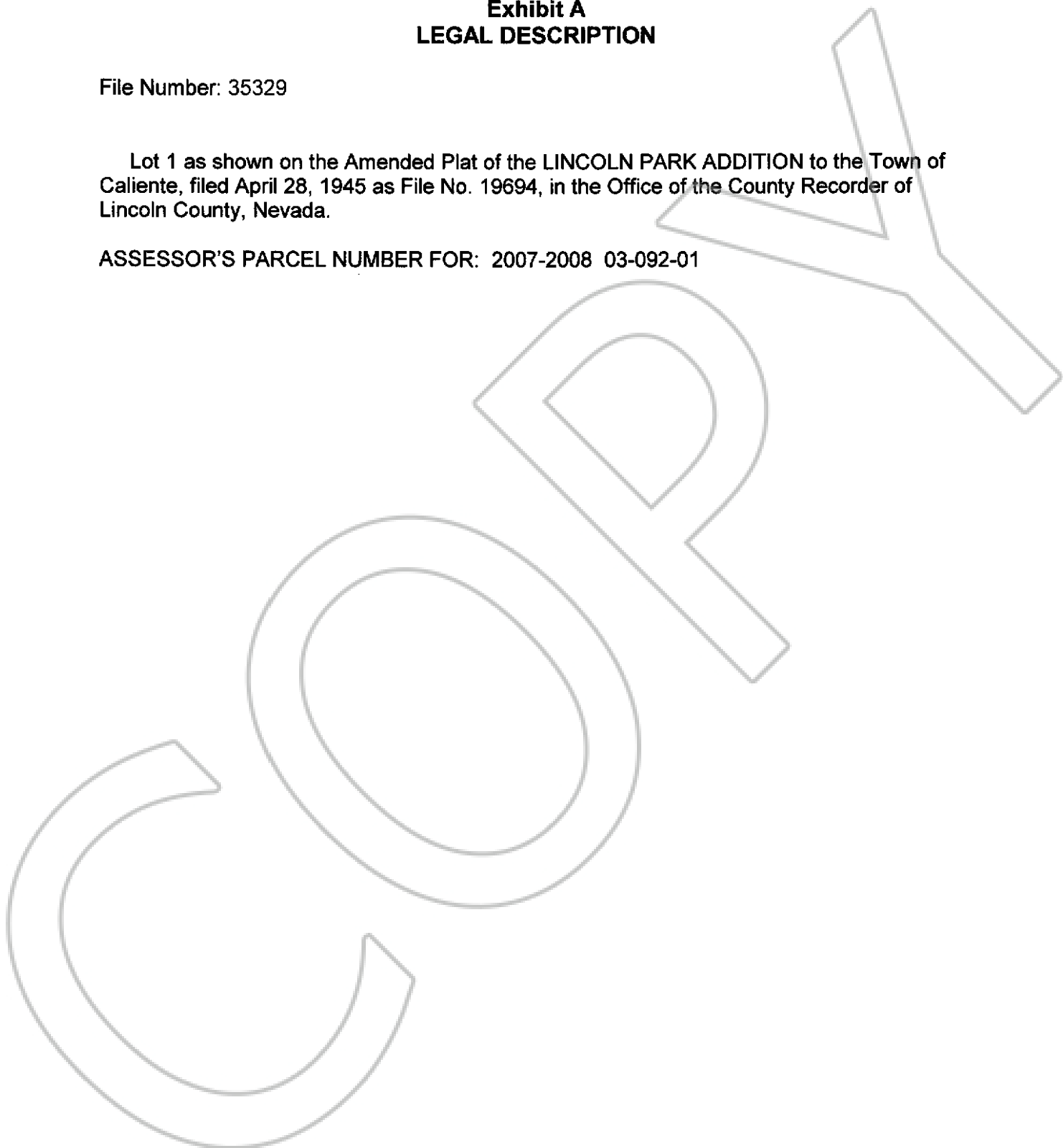
01/16/2008  
Page: 2 of 2

**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



Recording requested By  
COW COUNTY TITLE

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 03-092-01
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

<b>FOR RECORDER'S C</b>	
Document/Instrume	_____
Book	_____
Date of Recording:	_____
Notes:	_____

Lincoln County - NV  
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Page 1 of 1 Fee: \$15.00  
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Book- 238 Page- 0657

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 \$0.00

Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \* 3 *PH*
  - b. Explain Reason for Exemption: Recognizing true status *PH*
- A transfer of title without consideration from one joint tenant to one or more remaining joint tenants.*

5. Partial Interest: Percentage being transferred: 100 %

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: Cheryl R Phillips Capacity: Grantor

Signature: Richard K Phillips Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

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

**BUYER (GRANTEE) INFORMATION**

Print Name: RICHARD K. 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