**±** 130906

Record

Recording requested By FIRST AMERICAN TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$15.00 RPTT: \$653.25

Page 1 of 2 Recorded By: AE

Book- 238 Page-

A.P.N.: 013-150-07

File No:

152-2340583 (MJ)

R.P.T.T.:

**\$702,00** \$653.25

When Recorded Mail To: Mail Tax Statements To: Larry L. Wimsatt and Sharon Wimsatt

P.O. Box 671 Caliente, NV 89008

## GRANT, BARGAIN and SALE DEED

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

Clinton-Wiley Bradshaw, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Larry L. Wimsatt and Sharon Wimsatt, 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:

A PORTION OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 OF THAT CERTAIN PARCEL MAP RECORDED MAY 28, 1996 IN BOOK A OF PLATS, PAGE 484 A-B AS FILE NO. 105257, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.

Subject to

- All general and special taxes for the current fiscal year. 1.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements 2. 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: 10/29/2007

Clinton-Wiley Bradshaw

CANNE MOORE ACTUALY PUBLIC - STATE of NEVADA Lincoln County · Nevada

STATE OF

**NEVADA** 

COUNTY OF

: ss.

)

Lincoln County CERTIFICATE # 05 APPT. EXP. MARCH

This instrument was acknowledged before me on November 30, 2007 by Clinton-Wiley Bradshaw.

oanne Mooce

(My commission expires:

March 31, 2009)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated October 29, 2007 under Escrow No. 152-2340583.

## DOC # DV-130906

01/18/2008

8 Ø2:22 PM

Official Record

Lincoln County - NV

Leslie Boucher - Recorder

Recording requested By FIRST AMERICAN TITLE COMPANY

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Numi	per(s)		Dage 1 of 5 F			
a) 013-150-07			Page 1 of 2 Fee: \$1 Recorded By: AE RPTT: \$				
b)			••••	Book- 238 Page- 069	98		
c)_ d)			<del></del>	\	\		
Q)_			_	\	\		
2.	Type of Property		_		\		
a)	Vacant Land	b) Single Fam. I	Res. FOR RECORE	DERS OPTIONAL USI	E]\		
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:	- 1		
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Record		_   \		
g)	Agricultural	h) Mobile Home	and the same of th	<u>.</u>	The same of the sa		
i)	Other	··/ [ Mobile Floring	110103.		_3,		
•				\	1		
3.	Total Value/Sales Pric	e of Property:	\$167,50	00.00	_		
	Deed in Lieu of Forecle	osure Only (value of p	roperty) (\$		_)		
	Transfer Tax Value:		\$167,5	00.00			
		r Tay Dua			<del></del>		
	Real Property Transfe		\$653.2	·	_		
4.	If Exemption Claimed	<u>d:</u>	\ \ \ \ .				
	a. Transfer Tax Exem	iption, per 375.090, Se	ection:				
	b. Explain reason for	exemption:		_			
			<del>\</del>				
5.	Partial Interest: Percer	ntage being transferre	d: 108 %				
info the clair 10% Sell	.060 and NRS 375.11 rmation and belief, and information provided I med exemption, or other tax due plus in er shall be jointly and s	I can be supported by herein. Furthermore, her determination of a herest at 1% per moni severally liable for any	documentation if callethe parties agree the ditional tax due, math. Pursuant to NRS additional amount over	ed upon to substantiat at disallowance of an y result in a penalty of 375.030, the Buyer an ed.	te ny of		
	nature: Larry W			YER			
Sigr	nature: Sharton (		Capacity:				
	SELLER (GRANTOR)		7	TEE) INFORMATION	•		
	(REQUIR	EUJ		QUIRED) ry Wimsatt and Sharor	n		
Prin	t Name: Clinton-Wiley	/ Bradshaw	Print Name: Wir	•	11		
	ress: P.O. Box 301			Box 671	<del></del>		
				DOX 07 I	_		
City		71) 2222	_ City: <u>Caliente</u>				
Stat		Zip: <u>89008</u>	State: NV	Zip: <u>89008</u>			
CO	MPANY/PERSON REQ		NG (required if not se	ller or buyer)			
No.	. P	Title Insurance	File Nov-6 4 7 6	0040500 14 1/00	· D		
1770	t Name: <u>Company</u> ress   768 Aultman Stre	oct	rile Number: 152	-2340 <u>583 MJ/DS</u>	<u> </u>		
	: Ely	<del>201</del>	State: NV	Zip: 89301			
Transport of the local division in which the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local division is not to be a superior of the local division in the local divisio		CORD THIS FORM M	AY BE RECORDED/M		<del></del>		
		will lift	· · · · · · · · · · · · · · · · · · ·				



## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)				\
a)_	013-150-07			\	\
p) <sup>-</sup>				\	\
c)_ d)		•		\	\
u)_		•		1	. \
2.	Type of Property				1105
a)	Vacant Land b) X Single Fam. F		CORDERS	The state of the s	IL USE
c)	Condo/Twnhse d) 2-4 Plex	Book	The state of the s	ge:	<del></del> \
e)	Apt. Bldg. f) Comm'l/Ind'l		Recording: _		
g)	Agricultural h) Mobile Home	Notes:	<u> </u>		
i)	Other				1
3.	Total Value/Sales Price of Property:		789,000,00	\$167.50	00.00
	Deed in Lieu of Foreclosure Only (value of pr	operty) (_\$			)
	Transfer Tax Value:		180,000,00	\$167,50	00.00
	Real Property Transfer Tax Due	<u>,\$</u>	702,00/ se	553.25	
4.	If Exemption Claimed:	$\setminus$			
	a. Transfer Tax Exemption, per 375.090, Ser	ction:			
	b. Explain reason for exemption:				
5.	Destin Interest: Descented heigh transferred	/	%		
IJ.	Partial Interest: Percentage being transferred	7	76.	nurouant	to NIDO
375	The undersigned declares and acknowledge .060 and NRS 375.110, that the information				
	rmation and belief, and can be supported by				
	information provided herein. Furthermore,				
clai	med exemption, or other determination of ac	lditional tax du	e, may resu	lt in a pe	nalty of
	of the tax due plus interest at 1% per month			0, the Bu	yer and
	er shall be jointly and severally liable for any a	/ /		- 1	
-	nature: fluncy	Capacity:	<u>Stille</u>	· R	· · · · · · · · · · · · · · · · · · ·
Sig	nature:	Capacity:			
	SELLER (GRANTOR) INFORMATION	BUYER (	GRANTEE)		ATION
	(REQUIRED)		(REQUIRI		.d
Prin	t Name: _Clinton-Wiley Bradshaw	Print Name	Larry L. W : Sharon W		1 <b>G</b>
Add	ress: P.O. Box 301	Address:	P.O. Box 6	71	
City	: <u>Caliente</u>	City: Cal	liente		
Stat	e: <u>NV</u> Zip: 89008	State: N	IV	Zip: 890	800
CO	MPANY/PERSON REQUESTING RECORDIN	G (required if	not seller o	· buyer)	
And de London	First American Title Insurance				
	t Name: Company	File Number	r: <u>152-234</u>	0583	MJ/LK
190	ress 768 Aultman Street	_			
City	Ely	State: <u>NV</u>		ip: <u>89301</u>	
	(AS A PUBLIC RECORD THIS FORM MA	Y BE RECORI	DED/MICRO	FILMED	