

A.P.N.: 013-150-07  
File No: 152-2340583 (MJ)  
R.P.T.T.: \$702,000 \$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.**

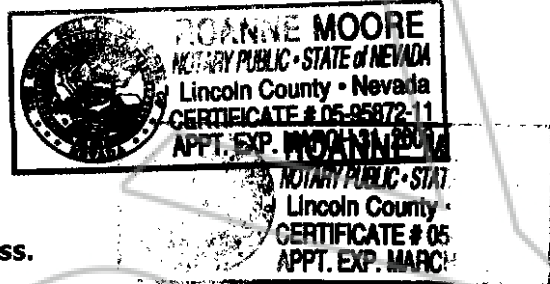
Subject to

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: 10/29/2007

Clinton-Wiley Bradshaw  
Clinton-Wiley Bradshaw



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

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

Roanne Moore  
Notary Public

(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**.

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: AE RPTT: \$653.25  
Book- 238 Page- 0698

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 013-150-07
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$167,500.00

Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \$167,500.00

Real Property Transfer Tax Due \$653.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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 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: Larry Wimsatt  
Signature: Sharon Wimsatt

Capacity: Buyer  
Capacity: \_\_\_\_\_

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

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

Print Name: Clinton-Wiley Bradshaw  
Address: P.O. Box 301  
City: Caliente  
State: NV Zip: 89008

Print Name: Wimsatt  
Address: P.O. Box 671  
City: Caliente  
State: NV Zip: 89008

**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: 152-2340583 MJ/DSP  
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) 013-150-07
- 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: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property: \$180,000.00 \$167,500.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 Transfer Tax Value: \$180,000.00 \$167,500.00  
 Real Property Transfer Tax Due \$702.00/ \$653.25

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

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

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

Print Name: Clinton-Wiley Bradshaw  
 Address: P.O. Box 301  
 City: Caliente  
 State: NV Zip: 89008

Print Name: Larry L. Wimsatt and Sharon Wimsatt  
 Address: P.O. Box 671  
 City: Caliente  
 State: NV Zip: 89008

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

First American Title Insurance  
 Print Name: Company File Number: 152-2340583 MJ/LK  
 Address: 768 Aultman Street  
 City: Ely State: NV Zip: 89301