

Official RecordRecording requested By
COW COUNTY TITLELincoln County - NV
Leslie Boucher - RecorderFee: \$15.00 Page 1 of 2
RPTT: \$234.00 Recorded By: LB
Book- 239 Page- 0138

0130961

A.P.N. 06-041-77

R.P.T.T. \$234.00

Escrow No. 35513

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

Ronald L. and Kelly K. Lyster

3130 Laurel Avenue

Henderson, NV 89014

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MICHAEL W. FENNER and DIANNE M. FENNER, husband and wife as joint tenants

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RONALD L. LYSTER and KELLY K. LYSTER, 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:

That portion of the Southwest Quarter (SW ¼) of U.S. Government Lot numbered Five (5) in Section 2, Township 4 North, Range 67 East, M.D.B.&M. more particularly described as follows:

Parcel 2 of that certain parcel map recorded January 9, 2007 in the Office of the County Recorder of Lincoln County, Nevada in Book "C" of Plats page 189 as File No. 128196 Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2007-2008: 06-041-77

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.

STATE OF NEVADA
DECLARATION OF VALUE

Sign and Return

Recording requested By
COW COUNTY TITLE

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

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1. Assessor Parcel Number(s)

- a) 06-041-77
- 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

	<u>\$60,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	<u>\$60,000.00</u>
Real Property Transfer Tax Due:	<u>\$234.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 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: Michael W. Fenner Capacity: Grantor

Signature: Deanne M Fenner Capacity: Grantee

SELLER (GRANTOR) INFORMATION

Print Name: MICHAEL W. FENNER
Address: 700 Riverbark Ct.
City/State/Zip Las Vegas, NV 89145

BUYER (GRANTEE) INFORMATION

Print Name: RONALD L. LYSTER
Address: 3130 Laurel Avenue
City/State/Zip Henderson, NV 89014

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

Company Name: Cow County Title Co. Escrow No 35513
P.O. Box 518
#1 Comstock
Address: Pioche, Nevada 89043

