

**Official Record**Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$241.80 Recorded By: AE  
Book- 242 Page- 0422

A.P.N.: 003-174-11 and 003-175-01

File No: 152-2358044 (DSP)

R.P.T.T.: \$241.80 C



0131786

When Recorded Mail To: Mail Tax Statements To:  
Clover Creek, LLC  
P.O. Box 98  
Caliente, NV 89005-1005

***GRANT, BARGAIN and SALE DEED***

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

Helen L. Richey, an unmarried woman

do(es) hereby *GRANT, BARGAIN and SELL* to

Clover Creek, LLC a Nevada Domestic Limited-Liability Company

the real property situate in the County of Lincoln, State of Nevada, described as follows:

**PARCEL NO. 1**

**A PARCEL OF LAND SITUATE IN THE CITY OF CALIENTE, LINCOLN COUNTY, NEVADA AND BEING SITUATE IN THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. & M., AND ADJOINING THE MODERN TOWNSITE SUBDIVISION ON THE SOUTH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 3 OF SAID MODERN TOWNSITE SUBDIVISION; THENCE RUNNING ON A LINE PERPENDICULAR TO THE SOUTHERN LINE OF SAID SUBDIVISION ON A COURSE OF S.30°03' E., A DISTANCE OF 160 FEET; THENCE S. 69°08'56" W. DISTANCE OF 250.22 FEET; THENCE N. 30°03' W., 120 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 4 OF SAID SUBDIVISION; THENCE N. 59°57' E. ALONG THE SOUTHERN LINE OF SAID SUBDIVISION A DISTANCE OF 247 FEET TO THE POINT OF BEGINNING**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 18, 1989 IN BOOK 87, PAGE 518, INSTRUMENT NO. 92534.**

**PARCEL NO. 2**

**LOTS ONE (1) AND TWO (2), BLOCK NUMBERED FOUR (4), AND THE EASTERLY 30 FEET OF LOT THREE (3) IN SAID BLOCK FOUR (4) IN THE MODERN TOWNSITE ADDITION TO THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA.**

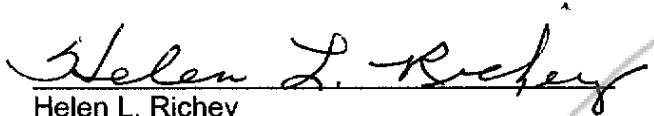


Subject to

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.

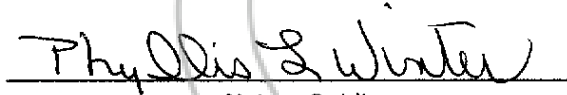
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/05/2008

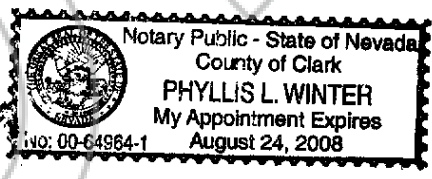
  
 Helen L. Richey

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

This instrument was acknowledged before me on June 20, 2008 by **Helen L. Richey**.

  
 Notary Public

(My commission expires: 8/24/2008)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 05, 2008** under Escrow No. **152-2358044**.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-174-11
- 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:

\$62,000.00

Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

Transfer Tax Value:

\$62,000.00

Real Property Transfer Tax Due

\$241.80

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: Helen L. Richey Capacity: SELLER  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Helen L. Richey

Print Name: Clover Creek, LLC

Address: 4755 Elescorial

Address: P.O. Box 98

City: Las Vegas

City: Caliente

State: NV Zip: 89121

State: NV Zip: 89005-1005

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

First American Title Insurance

Print Name: Company

File Number: 152-2358044 DSP/LK

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)