

Official Record

Recording requested By
COW COUNTY TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPPT: \$253.50

Recorded By: LB

Book- 242 Page- 0614



0131820

A.P.N. 05-231-43

R.P.T.T. \$253.50

Escrow No. 35837

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

Richard & Brigitte Troxel

8444 Hauck Street

Las Vegas, NV 89139

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DAN C. POE and JULIA S. POE, husband and wife for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to RICHARD TROXEL and BRIGITTE TROXEL, 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: June 27, 2008

[Signature]
DAN C. POE

[Signature]
JULIA S. POE

State of AR }
County of Washington } ss.

This instrument was acknowledged before me on June 27, 2008
by DAN C. POE, JULIA S. POE

Signature: *[Signature]*
Notary Public

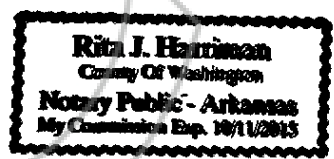




Exhibit A

File Number: 35837

That portion of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 34, Township 5 North, Range 67 East, M.D.B.&M., more particularly described as follows:

Parcel B2 of that certain Parcel Map recorded March 19, 2007 in the Office of the County recorder of Lincoln County, Nevada in Book C of Plats page 320 as File No. 128555 Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2007-2008: 05-231-43

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
COW COUNTY TITLE

1. Assessor Parcel Number(s)

- a) 05-231-43
- b) _____
- c) _____
- d) _____

FOR RECORDER'S C

Document/Instrume
Book _____
Date of Recording:
Notes:

Lincoln County - NV

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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

Deed in Lieu of Foreclosure Only (Value of Property) (_____) \$65,000.00
 Transfer Tax Value \$65,000.00
 Real Property Transfer Tax Due: \$253.50

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: [Signature] Capacity: Grantor

Signature: Julia S. Poe Capacity: Grantor

SELLER (GRANTOR) INFORMATION

Print Name: DAN C. POE
 Address: 2050 Pine Woods Road
 City/State/Zip Springdale, AR 72762-0204

BUYER (GRANTEE) INFORMATION

Print Name: RICHARD TROXEL
 Address: 8444 Hauck Street
 City/State/Zip Las Vegas, NV 89139-7028

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

Company Name: Cow County Title Co. Escrow No 35837
 Address: P.O. Box 518
#1 Comstock
Pioche, Nevada 89043