

**Official Record**Recording requested By  
FIRST AMERICAN TITLELincoln County - NV  
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3  
RPTT: \$351.00 Recorded By: DP  
Book- 243 Page- 0177

A.P.N.: 002-061-04  
File No: 152-2357443 (DSP)  
R.P.T.T.: \$351.00



When Recorded Mail To: Mail Tax Statements To:  
Brendan A. Shoars and Sequoyah D. Shoars  
Post Office Box 894  
Caliente, NV 89008

**GRANT, BARGAIN and SALE DEED**

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

Donna Rae Pomeroy, an unmarried woman

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

Brendan A. Shoars and Sequoyah D. Shoars, 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 PARCEL OF LAND SITUATED IN LOTS 3 AND 4 IN BLOCK 23 IN THE TOWN OF PANACA, NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH 66 FEET; THENCE RUNNING AT RIGHT ANGLES EAST A DISTANCE OF 396 FEET; THENCE RUNNING AT RIGHT ANGLES NORTH A DISTANCE OF 66 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE RUNNING WEST ALONG THE NORTH LINE OF LOTS 3 AND 4 A DISTANCE OF 396 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING METES AND BOUNDS LEGAL DESCRIPTION:**

**A PARCEL OF LAND SITUATED WITHIN BLOCK 23, OF THE TOWN OF PANACA, IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 3RD STREET, AND THE NORTHWEST CORNER OF SAID PARCEL OF LAND WHENCE THE NORTHWEST CORNER OF SAID SECTION 9 BEARS NORTH 15°28'10" WEST, A DISTANCE OF 516.79 FEET;**

**THENCE SOUTH 00°22;04" EAST, ALONG THE SAID RIGHT-OF -WAY A DISTANCE OF 205.73 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK 23;**

**THENCE NORTH 89°30'13" EAST, LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 396.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;**

**THENCE NORTH 00°22'04" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;**

**THENCE SOUTH 89°30'14" WEST, A DISTANCE OF 396.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING.**

**NOTE : THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DECREE QUIETING TITLE RECORDED MAY 22, 1998 IN BOOK 134, PAGE 413 AS INSTRUMENT NO. 110996, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

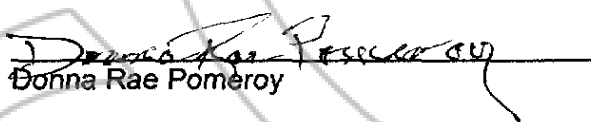
**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 22, 1998, IN BOOK 134, PAGE 413, AS INSTRUMENT NO. 110996**

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: 05/23/2008

  
Donna Rae Pomeroy



STATE OF NEVADA )  
 : ss.  
COUNTY OF ELKO )



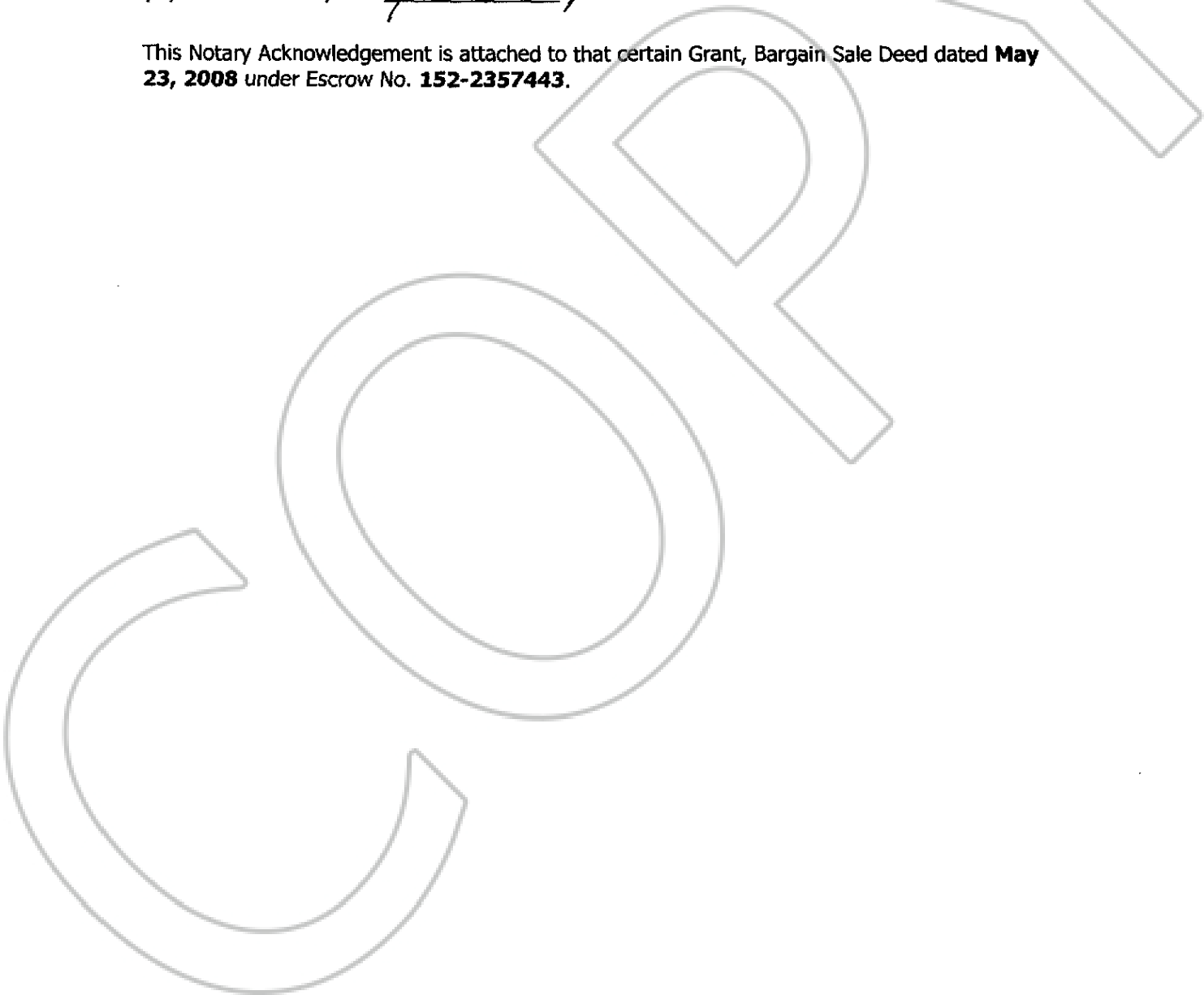
This instrument was acknowledged before me on June \_\_\_\_\_ 2008 by **Donna Rae Pomeroy**.

*[Handwritten Signature]*

Notary Public

(My commission expires: *Feb 13 2009*)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 23, 2008** under Escrow No. **152-2357443**.



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00  
Recorded By: DP RPTT: \$351.00  
Book- 243 Page- 0177

- Assessor Parcel Number(s)
  - 002-061-04
  - 
  - 
  -

- Type of Property
  - Vacant Land
  - Single Fam. Res.
  - Condo/Twnhse
  - 2-4 Plex
  - Apt. Bldg.
  - Comm'l/Ind'l
  - Agricultural
  - Mobile Home
  - Other

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

- Total Value/Sales Price of Property: \$90,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 Transfer Tax Value: \$90,000.00  
 Real Property Transfer Tax Due \$351.00

- If Exemption Claimed:**
  - Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
  - Explain reason for exemption: \_\_\_\_\_
- 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: Brendan A. Shoars

Capacity: Buyer

Signature: Sequoyah D. Shoars

Capacity: Buyer

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

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

Print Name: Donna Rae Pomeroy

Print Name: Brendan A. Shoars and Sequoyah D. Shoars

Address: 2420 N. 5th Street

Address: Post Office Box 894

City: Elko

City: Caliente

State: NV Zip: 89801

State: NV Zip: 89008

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

First American Title Insurance

Print Name: Company

File Number: 152-2357443 DSP/LK

Address: 768 Aultman Street

City: Ely

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) 002-061-04
- 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
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Notes: _____	

3. Total Value/Sales Price of Property: \$90,000.00

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

Transfer Tax Value: \$90,000.00

Real Property Transfer Tax Due \$351.00

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: *Donna Rae Pomeroy* Capacity: \_\_\_\_\_

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

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

Print Name: Donna Rae Pomeroy

Address: 2420 N. 5th Street

City: Elko

State: NV Zip: 89801

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

Print Name: Brendan A. Shoars and Sequoyah D. Shoars

Address: Post Office Box 894

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