

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE COMPANY

**Lincoln County - NV**

**Leslie Boucher - Recorder**

Fee: **\$15.00** Page 1 of 2  
RPTT: \$175.50 Recorded By: AE  
Book- 243 Page- 0504

A.P.N.: 001-333-36  
File No: 116-2361382 (TKG)  
R.P.T.T.: \$175.50



When Recorded Mail To; Mail Tax Statements To:  
Wayne L. Bearden, Sr. and Shirley Bearden  
22 Mountain View  
Pioche, NV 89043

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

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

Seann M. McManus and Shanna R. McManus, husband and wife as joint tenants with right of survivorship

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

Wayne L. Bearden, Sr. and Shirley Bearden, 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:

**THAT PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL 22 OF SUBSEQUENT PARCEL MAP FOR J AND S PROPERTIES RECORDED JULY 12, 2004 IN PLAT BOOK C, PAGE 62 AS FILE NO. 122621 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: 07/17/2008



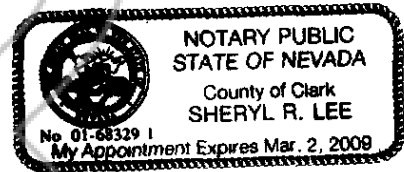
*[Signature]*  
Seann M. McManus

*[Signature]*  
Shanna R. McManus

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF CLARK )

This instrument was acknowledged before me on  
7-29-08 by  
**Seann M. McManus and Shanna R. McManus.**

*[Signature]*  
Notary Public  
(My commission expires: 3-2-09 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/20/2008 under Escrow No. 116-2361382

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-333-36
- 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:

\$45,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$45,000.00

Real Property Transfer Tax Due

\$175.50

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: \_\_\_\_\_

Capacity: SELLER

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

Capacity: SELLER

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Seann M. McManus and Shanna

Wayne L. Bearden, Sr.

Print Name: R. McManus

Print Name: and Shirley Bearden

Address: 11680 Stirrup Dr.

Address: 22 Mountain View

City: Henderson

City: Pioche

State: NV Zip: 89002

State: NV Zip: 89043

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

First American Title Insurance

Print Name: Company Lenders Advantage

File Number: 116-2361382 TKG/SMP

Address: 2490 Paseo Verde Parkway, Suite 100

City: Henderson

State: NV Zip: 89074

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



**STATE OF NEVADA  
DECLARATION OF VALUE**

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Signature: Wayne L. Bearden Sr.

Signature: Shirley Bearden

Capacity: Buyer

Capacity: Buyer

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Sean M. McManus and Shanna  
Print Name: R. M. Manus

Address: 1680 Stirrup Dr.

City: Henderson

State: NV Zip: 89002

Wayne L. Bearden, Sr.  
Print Name: and Shirley Bearden

Address: 22 Mountain View

City: Pioche

State: NV Zip: 89043

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

First American Title Insurance  
Print Name: Company Lenders Advantage

Address: 2490 Paseo Verde Parkway, Suite 100

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