

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$512.85 Recorded By: AE
Book- 244 Page- 0524

A.P.N. # 04-131-03
R.P.T.T. \$512.85
Escrow No. 36815
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
David & Stephanie Nygren
6501 Vegas Dr., Apt. 2027
Las Vegas, NV 89108



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That PLACID WATERS, LLC, a Utah Limited Liability Company for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to DAVID J. NYGREN, and STEPHANIE A. NYGREN, 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.
3. Deed of Trust recording concurrently herewith.

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: September 9, 2008

PLACID WATERS, LLC

BY: Jacob Jensen
JACOB JENSEN
Member

BY: Karen Jensen
KAREN JENSEN
Member

State of Nevada }
County of Clark } ss.



This instrument was acknowledged before me on
By: JACOB JENSEN, KAREN JENSEN
Signature: Cindy Lomprey
Notary Public

9/18/08



Exhibit A

File Number: 36815

Lot 3 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, as shown on that certain final plat filed for record in the Office of the Lincoln County Recorder on the 13th day of January, 1977, in Book A-1 of Plats, page 124, assigned No. 59020.

EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said tract as reserved in the land patent recorded April 9, 1927 in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2008 - 2009: 04-131-03



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**STATE OF NEVADA
 DECLARATION OF VALUE**

Lincoln County - NV

Leslie Boucher - Recorder

1. Assessor Parcel Number(s)

- a) 04-131-03
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OP'	
Document/Instrument	Page 1 of 1 Fee: \$15.00
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Notes:	

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

Total Value/Sales Price of Property	<u>\$131,500.00</u>
Deed in Lieu of Foreclosure Only (Value of Property)	(_____)
Transfer Tax Value	<u>\$131,500.00</u>
Real Property Transfer Tax Due:	<u>\$512.85</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: Placid Waters LLC by David Jensen Capacity: Grantor

Signature: Placid Waters LLC by Karen Jensen Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: PLACID WATERS, LLC
 Address: P.O. Box 22
 City/State/Zip: Overton, NV 89040

Print Name: DAVID J. NYGREN
 Address: 6501 Vegas Dr., Apt. 2027
 City/State/Zip: Las Vegas, NV 89108

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

Company Name: Cow County Title Co. Escrow No 36815
 Address: 761 S. Raindance Drive
Pahrump, Nevada 89048