



0132663

When Recorded mail to:
LSI
700 Cherrington Pkwy.
Coraopolis, PA 15108

Mail Tax Statements to:
Terence R. Truax
640 Dixon Street
Caliente, NV 89008

Exempt per NRS § 375.090 (6) (conveyance out of trust) (Removing spouse)

Parcel # 00309303

GRANT BARGAIN SALE DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLAR (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, The Living Trust of Terence R. Truax and Marsha A. Truax, Terence R. Truax and Marsha A. Truax, trustees, dated May 31, 2003, hereinafter referred to as "Grantor(s)", do hereby remise, release, and quitclaim unto, Terence R. Truax, an unmarried man, hereinafter "Grantee(s)", the following lands and property, together with all improvements located thereon, lying in the County of Lincoln, State of Nevada, to-wit:

See Legal Description Attached Hereto As Exhibit A

Assessor's Parcel # 00309303

Commonly known as: 640 Dixon Street, Caliente, NV 89008

Prior instrument reference: June 12, 2003, of the Recorder of Lincoln County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property.

SUBJECT to all easements, servitudes, covenants, conditions, restrictions, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees forever and the survivor of them.

Taxes for tax year _____ shall be prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or paid by Grantees, or paid by Grantor.



WITNESS Grantor(s) hand(s) this the 19 day of June, 2008.

Signed, Sealed and Delivered
in the presence of *these Witnesses*:

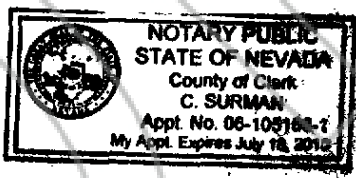
Sign: Marsha A. Truax
Marsha A. Truax, TRUSTEE

STATE OF NEVADA
COUNTY OF CLARK

The foregoing instrument was acknowledged before me this 19 day of June,
2008 by Marsha A. Truax, Trustee.

C. Surman
Notary Public
Printed Name: C. SURMAN

My Commission Expires:
7/18/2010



Grantor(s) Name, Address, phone:
Terence R. Truax, Trustee and
Marsha A. Truax, Trustee
640 Dixon Street
Caliente, NV 89008

Grantee(s) Name, Address, phone:
Terence R. Truax
640 Dixon Street
Caliente, NV 89008

SEND TAX STATEMENTS TO GRANTEE



The property herein conveyed is part of the homestead of Grantor.

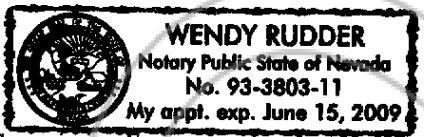
WITNESS Grantor(s) hand(s) this the 18th day of July, 2008.

Signed, Sealed and Delivered
in the presence of *these Witnesses:*

Sign: Terence R. Truax, Trustee
Terence R. Truax, TRUSTEE

STATE OF Nevada
COUNTY OF Washoe

The foregoing instrument was acknowledged before me this 18th day of July, 2008 by Terence R. Truax, Trustee.



Wendy Rudder
Notary Public
Printed Name Wendy Rudder

My Commission Expires:
July 15, 2009

Grantor(s) Name, Address, phone:
Terence R. Truax, Trustee and
Marsha A. Truax, Trustee
640 Dixon Street
Caliente, NV 89008

Grantee(s) Name, Address, phone:
Terence R. Truax
640 Dixon Street
Caliente, NV 89008

SEND TAX STATEMENTS TO GRANTEE



Order ID: 4493407

Loan No.: 0176787257

**EXHIBIT A
LEGAL DESCRIPTION**

The following described property:

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

Situate in a portion of Section 7 and 9, Township 4 South, Range 67 East, M.D.B. and M., more particularly described as follows:

Lot 5 and 6 in Block 43, as shown on the Official Plat known as the Thomas E. Dixon Addition to the Town of Caliente, recorded September 9, 1936 in the Office of the County Recorder of Lincoln County, Nevada in Book A of Plats, page 46, Lincoln County, Nevada records.

Together with that portion conveyed by Deed recorded March 1, 2001 in Book 153 of Official Records, page 387 as File No. 116008, Lincoln County, Nevada records as follows:

That portion of Lot 7 of Block 43 in the City of Caliente, Lincoln County, Nevada occupied by owners of Lot 6 of said Block 43 which said Block 43 survey recorded as Plat Book B particularly described as follows:

Beginning at a point on the Northerly boundary of Dixon Street which is on the boundary of Lots 6 and 7 marked a 5/8" rebar with cap stamped L Smith PLS 12751 from which the Southeast corner of said Block 43 bears North 60 deg 12' 52" East 112.34 feet, also marked by a 5/8" rebar with cap stamped L. Smith PS 12751; thence North 29 deg 53' 26" West 125.43 feet to a 5/8" rebar with cap stamped L Smith PLS 12751, which is the Northwest corner of said Lot 7, and borders the alley of Block 43; thence North 60 deg 10' 10" East 13.17 feet along the Northwesterly lot line which is on the said alley to the existing foundation for the fence of occupation; thence South 29 deg 47' 59" East 73.26 feet along the said fence to an offset in the fence; thence South 46 deg 30' 33" West 0.64 feet on the offset; thence South 29 deg 49' 00" 48.13 feet to another offset around a brick monument; thence South 57 deg 06' 35" West 1.07 feet; thence South 29 deg 25' 37" East 3.85 feet to the Dixon Street line; thence South 60 deg 12' 52" West 11.27 feet to the point of beginning. Containing 1603 square feet more or less.

The Basis of Bearing is Lincoln Street between First and Second Street as recorded Plat Book B, page 59 of Lincoln County Records North 45 deg 02' 40" East.

State of Nevada
Declaration of Value

Recording requested By
LSI

FOR RE	Lincoln County - NV
Document/	Leslie Boucher - Recorder
Book:	Page 1 of 2 Fee: \$42.00
Date of Re	Recorded By: AE RPTT:
Notes:	Book- 244 Page- 0683

Deed only qualifies for exemption

1. Assessor Parcel Number(s)

- a) 00309303
- 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

3. Total Value/Sales Price of Property:

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property)

\$ 0.00

Transfer Tax Value per NRS 375.010, Section 2:

\$ 0.00

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: ~~(6)~~ *6-7*

b. Explain Reason for Exemption: Removing from trust and removing spouse

5. Partial Interest: Percentage being transferred: 50 %

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 *Terence R. Truax*

Capacity *Seller*

Signature *Terence R. Truax*

Capacity *Buyer*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Terence R. Truax and Marsha A. Truax, Trus

Print Name: Terence R. Truax

Address: 640 Dixon Street

Address: 640 Dixon Street

City: Caliente

City: Caliente

State: NV

Zip: 89008

State: NV

Zip: 89008

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name:

Escrow #

Address:

City:

State:

Zip:



State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	
Book:	Page:
Date of Recording:	
Notes:	

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Deed in Lieu of Foreclosure Only (value of property)

\$ 0.00

Transfer Tax Value per NRS 375.010, Section 2:

\$ 0.00

Real Property Transfer Tax Due:

\$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: ~~4~~ ⁶

b. Explain Reason for Exemption: Removing from trust and removing spouse

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Signature

Capacity

Signature

Capacity

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(REQUIRED)

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Address: 640 Dixon Street

City: Caliente

State: NV

Zip: 89008

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Terence R. Truax

Address: 640 Dixon Street

City: Caliente

State: NV

Zip: 89008

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name:

Escrow #

Address:

City:

State:

Zip: