

A.P.N.: 01120027  
R.P.T.T.: \$310.00

Escrow #08-08-0511-JRG

Mail tax bill to and when recorded mail to:  
Last Tschanz IV LLC  
1007 Santa Ynez Avenue  
Henderson, NV 89002



**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH, That Lela F. Christian, as sole surviving Trustee of the Christian Family Trust as to Parcel 1 and Lela F. Christian, a widower, as to Parcel 2, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Last Tschanz IV LLC, a Nevada Limited Liability Company, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:**

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".**

**SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



IN WITNESS WHEREOF, this instrument has been executed this 17th day of September, 2008

Lela F. Christian  
Lela F. Christian

Lela F. Christian, as sole surviving Trustee of the Christian Family Trust

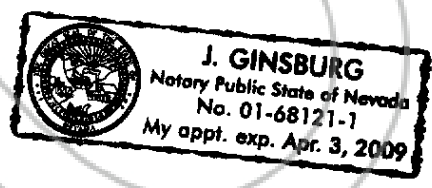
Lela F. Christian  
By: Lela F. Christian, Trustee

State Of NEVADA }  
County of Clark } ss

This instrument was acknowledged before me on 9/17/08

by Lela F. Christian and Lela F. Christian, Trustee

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4/3/09





**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Lincoln, described as follows:

**PARCEL 1**

A parcel of land in the Northwest Quarter (NW ¼) of Section 32, Township 6 South, Range 61 East, M.D.B.&M., in Pahrnagat Valley, Lincoln County, Nevada, described as:

COMMENCING at the Center quarter (C ¼) of said Section 32;  
Thence North 88°41'25" West, 308.89 feet along the east-west mid-section line of said Section 32 to the TRUE POINT OF BEGINNING;  
thence continuing along said east-west mid-section line North 88°41'25" West, 290.40 feet;  
thence North 1°18'35" East, 750 feet;  
thence South 88°41'25" East, 290.40 feet;  
thence South 1°18'35" West 750.00 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM 20 foot easement for ingress, egress and public utilities along the North property line thereof.

**PARCEL 2**

That portion of the Northwest Quarter (NW ¼) of Section 32, Township 6 South, Range 61 East, M.D.B.&M., Lincoln County, Nevada, being more particularly described as follows:

COMMENCING at the Southeast Corner of the Northwest Quarter (NW ¼) of said Section 32; thence North 83°41'25" West along the South Line of the Northwest Quarter of said Section 32 a distance of 599.29 feet to a point being the most Southerly Southeast Corner of that certain Parcel of land as conveyed to ALICE FORSYTH, by Deed of Gift dated October 15, 1969 in Book "N-1" Real Estate Deeds, Page 479 Lincoln County, Nevada Records; thence North 01°18'35" East along the most Westerly East Line of said Forsyth Parcel a distance of 750.00 feet to a point in the most Northerly South Line of said Forsyth Parcel, said point being the TRUE POINT OF BEGINNING; thence South 88°41'25" East along said line a distance of 290.32 feet to a point; thence North 69°48'05" West a distance of 306.83 feet to a point; thence South 01°18'35" West a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER FOR 2008-2009: 11-200-27

State of Nevada  
Declaration of Value

Recording requested By  
COW COUNTY TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT: \$390.00  
Book-245 Page-0047

- 1. Assessor Parcel Number(s)
  - a) 01120027
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
 

<input type="checkbox"/> a) Vacant Land	<input type="checkbox"/> b) Sgl. Fam. Residence
<input type="checkbox"/> c) Condo/Twnhse	<input type="checkbox"/> d) 2-4 Plex
<input type="checkbox"/> e) Apt. Bldg.	<input type="checkbox"/> f) Comm'l/Ind'l
<input type="checkbox"/> g) Agricultural	<input type="checkbox"/> h) Mobile Home
<input type="checkbox"/> i) Other _____	

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	Page _____
Date of Recording:	_____
Notes:	_____

- 3. Total Value/Sales Price of Property \$100,000.00
- Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_
- Transfer Tax Value: \$100,000.00
- Real Property Transfer Tax Due \$310.00 = 390.00 *ef*

- 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 declare(s) 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, 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 owned.

Signature: Lela F. Christian Capacity: GRANTOR/SELLER

Signature: Russell Jody Capacity: GRANTEE/BUYER

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

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

Print Name: Lela F. Christian  
1007 Santa Inez Ave.  
Address: Hend, NV 89002  
City/State/Zip: \_\_\_\_\_

Print Name: Last Tschanz IV LLC, a Nevada  
Limited Liability Company  
Address: 1007 Santa Inez Ave.  
City/State/Zip: Hend NV 89002

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

Print Name: Nevada Title Company Esc. #: 08-08-0511-JRG  
Address: 701 N Green Valley Pkwy, #120  
City: Henderson State: NV Zip: 89074

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