

Official Record

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: \$955.50 Recorded By: AE  
Book- 245 Page- 0364

A.P.N.: 06-281-14  
File No: 121-2362996 (CMR)  
R.P.T.T.: \$955.50



When Recorded Mail To: Mail Tax Statements To:  
The Forbush Revocable Living Trust  
5461 Alfred Dr.  
Las Vegas, NV 89108

**GRANT, BARGAIN and SALE DEED**

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

Linda Ruth McCrosky, Loy Ruth McCrosky and Lane Dianne Le Bernardi, Trustees of the  
Howard McCrosky Family Trust U/D/T August 21, 1987

do(es) hereby GRANT, BARGAIN and SELL to

Kim C. Forbush and Debra L. Forbush Trustees of The Kim C. Forbush and Debra L.  
Forbush Revocable Living Trust dated July 29, 1997

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

**PARCEL 1, OF PARCEL MAP FOR MCCROSKY BROTHERS, RECORDED JANUARY 20,  
2000, MAP B, PAGE 278 AS FILE NO. 113871, IN THE OFFICE OF THE COUNTY  
RECORDER, LINCOLN COUNTY, NEVADA.**

Subject to

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: 10/08/2008

**THIS DEED IS BEING SIGNED IN COUNTERPART**

Linda Ruth McCrosky, Loy Ruth McCrosky  
and Lane Dianne Lee Bernardi, Co-  
Successor Trustees of the Howard McCrosky  
Family Trust U/D/T August 21, 1987

*Linda Ruth McCrosky*  
Linda Ruth McCrosky, Successor Trustee

*Loy Ruth McCrosky*  
Loy Ruth McCrosky, Successor Trustee

*Lane Dianne Lee Bernardi*  
Lane Dianne Lee Bernardi, Successor  
Trustee

STATE OF NEVADA )  
: ss.  
COUNTY OF WASHOE )

This instrument was acknowledged before me on  
9/19/08 by *Linda Ruth McCrosky &*  
*Loy Ruth McCrosky*  
**Howard McCrosky Family Trust.**

*[Signature]*  
Notary Public  
(My commission expires: 2/7/12 )

CONNIE M. RENDON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 04-88182-2 - Expires February 7, 2012

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
09/19/2008 under Escrow No. 121-2362996

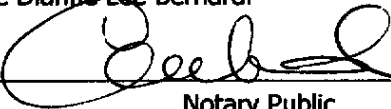
CONNIE M. RENDON  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 04-88182-2 - Expires February 7, 2012



0132813

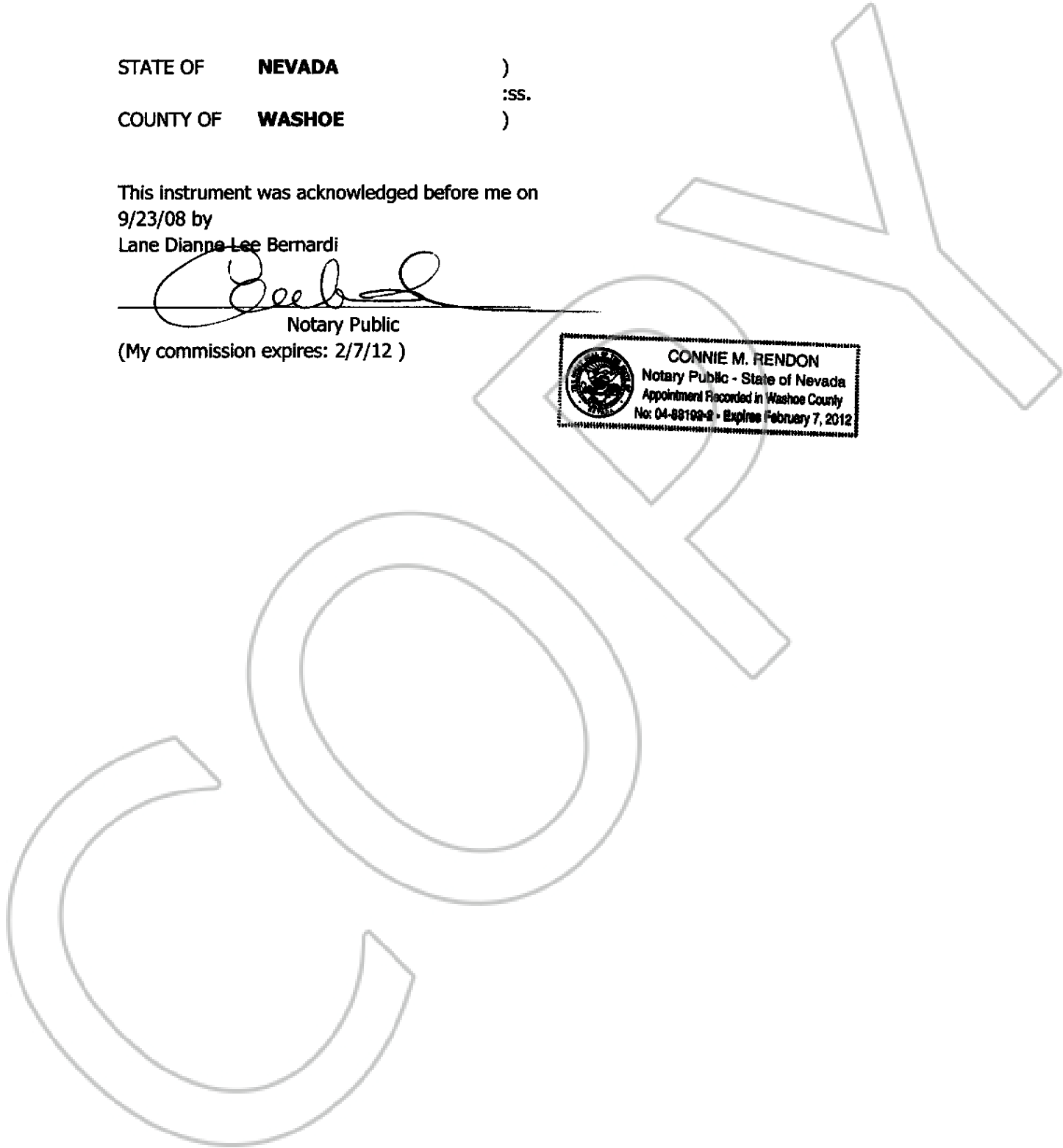
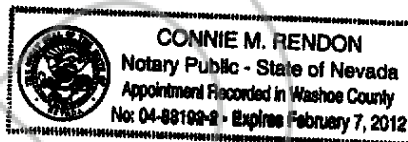
STATE OF **NEVADA** )  
 )  
 ) :ss.  
 )  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on  
9/23/08 by  
Lane Dianne Lee Bernardi

  
\_\_\_\_\_

Notary Public

(My commission expires: 2/7/12 )



Recording requested By  
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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 06-281-14
- 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: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property: \_\_\_\_\_

\$245,000.00

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

Transfer Tax Value: \_\_\_\_\_

\$245,000.00

Real Property Transfer Tax Due \_\_\_\_\_

\$955.50

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: Linda McCrosky

Capacity: Seller

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

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Howard McCrosky Family Trust

Print Name: \_\_\_\_\_

Address: 955 Bernice Ct

Address: \_\_\_\_\_

City: Sparks

City: \_\_\_\_\_

State: NV Zip: 89436

State: \_\_\_\_\_ Zip: \_\_\_\_\_

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

First American Title Insurance

Print Name: Company

File Number: 121-2362996 CMR/CMR

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 08-281-14  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property  
a)  Vacant Land  
b)  Single Fam. Res.  
c)  Condo/Townhse  
d)  2-4 Plex  
e)  Apt. Bldg.  
f)  Comm/Ind/I  
g)  Agricultural  
h)  Mobile Home  
i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**  
Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sale Price of Property: \$245,000.00  
Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
Transfer Tax Value: \$245,000.00  
Real Property Transfer Tax Due: \$858.50

4. N Exemption Claimed:  
a. Transfer Tax Exemption, per 375.060, 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: [Handwritten Signature]  
Signature: [Handwritten Signature]

Capacity: Buyer  
Capacity: Buyer

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

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

Print Name: Howard McCrosky Family Trust  
Address: 955 Fernside Ct  
City: SPRINGS  
State: NV Zip: 89436

Print Name: Kim C. Forbush  
Address: 5481 Alfred Dr.  
City: Las Vegas  
State: NV Zip: 89108

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

First American Title Insurance  
Print Name: Company  
Address: 5310 Kietzka Lane, Suite 100  
City: Reno

File Number: 121-2362996 CMR/CMR  
State: NV Zip: 89511-2043

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