

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$273.00

Recorded By: LB

Book- 245 Page- 0422

A.P. No. 001-089-01 and 001-089-02 and
001-089-03
Escrow No. 101-2367512-CV/IJR
R.P.T.T. \$273.00

**WHEN RECORDED RETURN TO:**

Alden T. Ferguson, II and Karen J. Ferguson
Post Office Box 92334
Henderson, NV 89009

MAIL TAX STATEMENTS TO:

Alden T. Ferguson, II and Karen J. Ferguson
Post Office Box 92334
Henderson, NV 89009

GRANT, BARGAIN and SALE DEED

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

David Jon Morrison, an unmarried man and Sandra L. Juster, an unmarried woman as joint tenants with right of survivorship

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

Alden T. Ferguson, II and Karen J. Ferguson, 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:

PARCEL 1:

PARCEL ONE (1) OF THE DEED BOOK 72, PAGE 234 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA, WHICH IS ON THE SOUTHEAST CORNER OF HOFFMAN AND BUSH STREETS, IN THE TOWNSITE OF PIOCHE, LINCOLN COUNTY, NEVADA IN THE SE1/4NE1/4 SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1* AT A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 22 BEARS N 23°02'27" E 2,489.08';

THENCE S 04°29'24" W 75.00'*;

THENCE N 85°43'40" W 200.00'*;

THENCE N 04°29'24" E 75.00'*;

THENCE S 85°43'40" E 200.00' TO THE POINT OF BEGINNING.

***=AT (OR TO) A #5 REBAR WITH CAP STAMPED L SMITH PLS 12751**

PARCEL 2:

PARCEL TWO (2) OF THE DEED, BOOK 72, PAGE 234 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA, WHICH IS THE FORMER VACATION OF THE END OF HOFFMAN STREET IN THE TOWNSITE OF PIOCHE, LINCOLN COUNTY, NEVADA IN THE

SE1/4NE1/4 SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 3 AT A POINT MONUMENTED BY A PK NAIL WITH DISC STAMPED L SMITH PLS 12751 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 22 BEARS N 27°16'56" E 2,560.44'; THENCE N 04°29'25" E 50.07'*; THENCE S 85°43'40" E 159.80'*; THENCE S 04°29'24" W 50.07'*; THENCE N 85°43'40" W 159.80' TO THE POINT OF BEGINNING.

***=AT (OR TO) A #5 REBAR WITH CAP STAMPED L SMITH PLS 12751**

PARCEL 3:

PARCEL THREE (3) OF THE DEED, BOOK 72, PAGE 234 OF OFFICIAL RECORDS, LINCOLN COUNTY, NEVADA WHICH IS A PREVIOUS VACATION OF THE SOUTH END OF BUSH STREET, IN THE TOWNSITE OF PIOCHE, LINCOLN COUNTY, NEVADA IN THE SE1/4NE1/4 SECTION 22, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 MONUMENTED BY A PK NAIL WITH DISC STAMPED L SMITH PLS 12751 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 22 BEARS N27°16'56" E 2,560.44'; THENCE S 04°29'24" W 75.00'*; THENCE N 85°35'20" W 60.00'*; THENCE N 04°29'24" E 75.00'*; THENCE S 85°35'20" E 60.00' TO THE POINT OF BEGINNING.

***=AT (OR TO) A #5 REBAR WITH CAP STAMPED L SMITH PLS 12751**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED: JANUARY 15, 2008 IN BOOK: 238, PAGE:0637, AS INSTRUMENT NO. 0130884.

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: 10/14/2008



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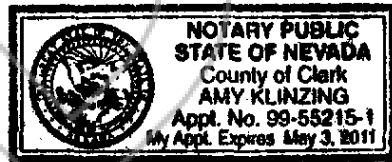
David Jon Morrison
David Jon Morrison

Sandra L. Juster
Sandra L. Juster

STATE OF NEVADA)
 : ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on
10/17/08 by
David Jon Morrison and Sandra L. Juster.

Amy Klinzing
Notary Public
(My commission expires: 5/3/11)



Amy Klinzing 5/3/11

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 10/14/2008 under Escrow No. 101-2367512

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 2 Fee: \$16.00
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-089-01
- b) 001-089-02
- c) 001-089-03
- 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:

\$70,000.00

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

Transfer Tax Value: \$70,000.00

Real Property Transfer Tax Due \$273.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: NA

b. Explain reason for exemption: NA

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: [Signature]

Capacity: GRANTOR

Signature: [Signature]

Capacity: GRANTOR

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

David Jon Morrison and Sandra

Alden T. Ferguson, II and

Print Name: L. Juster

Print Name: Karen J. Ferguson

Address: Post Office Box 775

Address: Post Office Box 92334

City: Pioche

City: Henderson

State: NV Zip: 89043

State: NV Zip: 89009

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

First American Title Insurance

Print Name: Company

File Number: 101-2367512 CV/CV

Address: 2490 Paseo Verde Parkway #100

City: Henderson

State: NV Zip: 89074

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

Declaration of Value

1. Assessor Parcel Number(s)
- a) 001-089-01
 - b) 001-089-02
 - c) 001-089-03
 - d) _____

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

2. Type of Property
- a) Vacant Land
 - b) Single Family Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apartment Building
 - f) Commercial /Ind'l
 - g) Agriculture
 - h) Mobile Home
 - i) other _____

3. Total Value / Sales Price of Property \$ 70,000.00

Deed In Lieu Only (value of forgiven debt) \$ _____

Taxable Value \$ 70,000.00

Real Property Transfer Tax Due: \$ 273.00

4. If Exemption Claimed:
- a. Transfer Tax Exemption, per NRS 375.090, section: NA
 - b. Explain Reason for Exemption: _____
NA

5. Partial Interest: Percentage being transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity agent for Buyer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name David Jon Morrison and Sandra Juster

Address P.O. Box 775

City Roche

State NV Zip 89043

Print Name Alden T Ferguson and Karen J. Ferguson

Address P.O. Box 92334

City Henderson

State NV Zip 89009

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER)

Co. Name First American Title Insurance Co. Esc. # 101-2367512

Address 2490 Paseo Verde Parkway #100

City Henderson State: NV Zip 89074