

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANYLincoln County - NV
Leslie Boucher - RecorderFee: \$15.00 Page 1 of 2
RPTT: \$241.80 Recorded By: AE
Book- 245 Page- 0544

A.P. No. 06-241-67
Escrow No. 116-2368124-TKG/LJR
R.P.T.T. \$241.80



0132887

WHEN RECORDED RETURN TO:

Gordon Powers and Corinna Powers
112 Appian Way
Henderson, NV 89002

MAIL TAX STATEMENTS TO:

Gordon Powers and Corinna Powers
112 Appian Way
Henderson, NV 89002

GRANT, BARGAIN and SALE DEED

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

Richard Alfano and Lois A Alfano, husband and wife as joint tenants with right of survivorship

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

Gordon Powers and Corinna Powers, husband and wife as joint tenants

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

THAT PORTION OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 69 EAST, M.D.B & M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL A OF SUBSEQUENT PARCEL MAP FOR MCCROSKY BROTHERS RECORDED FEBRUARY 22, 1994 IN PLAT BOOK A, PAGE 407 AS FILE 101567, LINCOLN COUNTY, NEVADA

AND

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 69 EAST, M.D.B. AND M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1C OF PARCEL MAP FOR TUFFY RANCH PROPERTIES LLC RECORDED FEBRUARY 6, 2006 IN PLAT BOOK C, PAGE 166 AS FILE 125908, LINCOLN COUNTY, NEVADA.

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.



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10/30/2008
Page: 2 of 2

Richard Alfano

Richard Alfano

Lois A Alfano

Lois A Alfano

STATE OF NEVADA)
 : ss.
COUNTY OF LINCOLN)

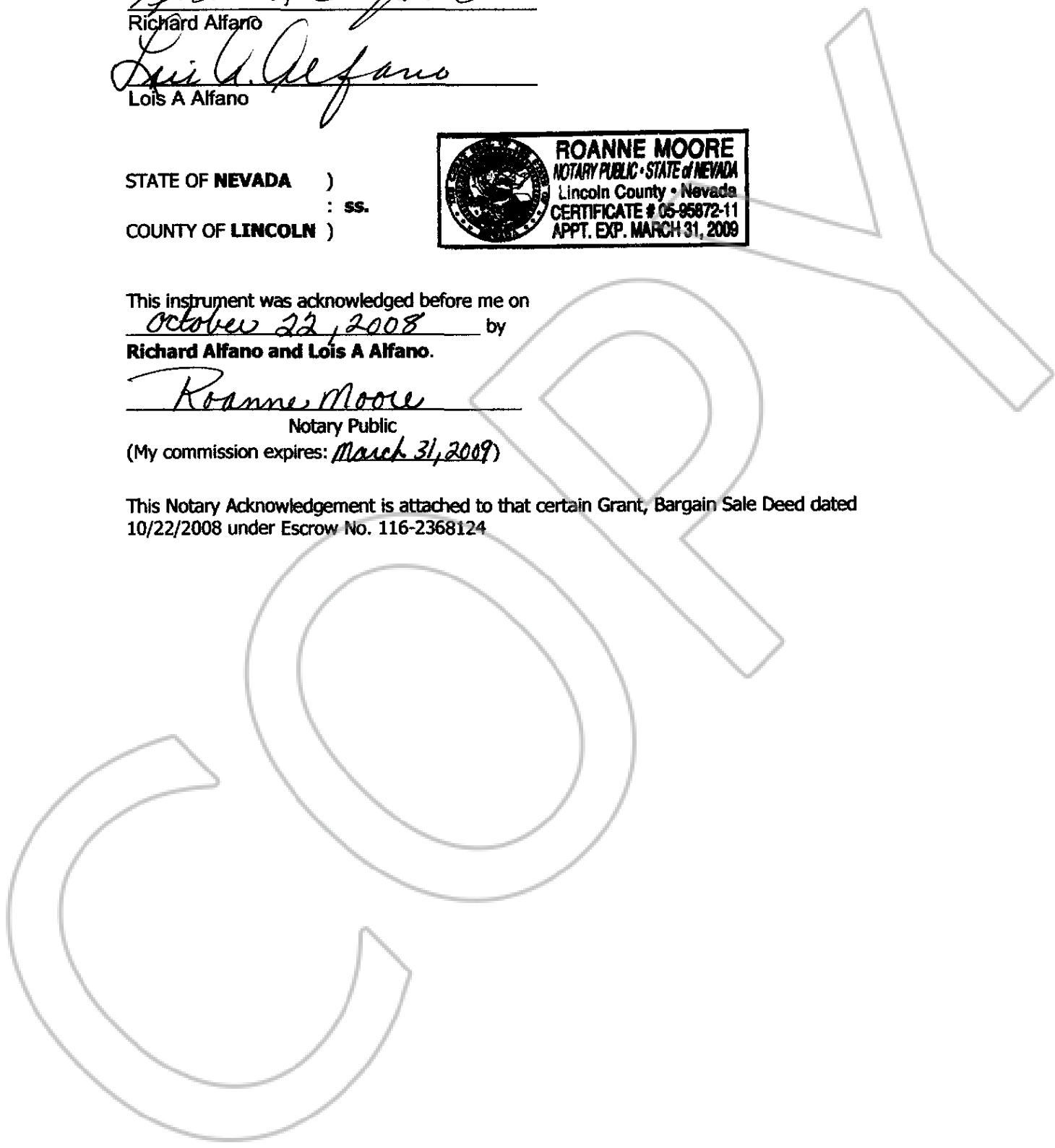


This instrument was acknowledged before me on
October 22, 2008 by
Richard Alfano and Lois A Alfano.

Roanne Moore

Notary Public
(My commission expires: March 31, 2009)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 10/22/2008 under Escrow No. 116-2368124



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Page 1 of 2 Fee: \$15.00
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 06-241-67
- 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:

\$62,000.00

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

Transfer Tax Value: \$62,000.00

Real Property Transfer Tax Due \$241.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: Richard Alfano
Signature: Lois A. Alfano

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard Alfano and Lois A Alfano
Address: Post Office Box 392
City: Caliente
State: NV Zip: 89008

Capacity: SELLER
Capacity: Seller

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Gordon Powers and
Print Name: Corinna Powers
Address: 112 Appian Way
City: Henderson
State: NV Zip: 89002

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

First American Title Insurance
Print Name: Company Lenders Advantage
Address 2490 Paseo Verde Parkway, Suite 100
City: Henderson

File Number: 116-2368124 TKG/TKG
State: NV Zip: 89074

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



Declaration of Value

1. Assessor Parcel Number(s)
- a) 006-241-67
 - b) _____
 - c) _____
 - d) _____

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 _____

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

3. Total Value / Sales Price of Property \$ 62,000.00

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

Taxable Value \$ 62,000.00

Real Property Transfer Tax Due: \$ 241.86

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

5. Partial Interest: Percentage being transferred: 100.00 %

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 1/4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Wilson Long Capacity Agent for Buyer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Print Name Richard Afano and Lois Afano

Address PO Box 397

City Caliente

State NV Zip 89008

BUYER (GRANTEE) INFORMATION

Print Name Gordon Powers and Corinna Powers

Address 112 Appian Way

City Henderson

State NV Zip 89002

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

Co. Name First American Title Insurance Company Lenders Advantage Esc. # 116-2368124

Address 2490 Paseo Verde Parkway #100

City Henderson State: NV Zip 89074