

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3

RPTT: \$1,170.00 Recorded By: AE

Book- 246 Page- 0132

A.P.N.: 318203
File No: 116-2367787 (TKG)
R.P.T.T.: \$1,170.00



0132985

When Recorded Mail To: Mail Tax Statements To:
Jason Pitts
c/o IDT Services, PO Box 126
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Joer Properties, LLC, a Nevada Limited Liability Company

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

Jason Pitts, an unmarried man

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

A PARCEL OF LAND SITUATED IN THE SE1/4 NW1/4 AND SW1/4 NE1/4 OF SEC. 8, T. 4.S., R. 67 E., M.D.M., CITY OF CALIENTE, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE COR. OF APN 003-182-03 WHENCE THE C1/4 COR. OF SAID SEC. 8 BEARS S. 19 DEGREES 30'47" E. A DISTANCE OF 247.91 FEET;

THENCE S. 57 DEGREES 54'21" W. A DISTANCE OF 128.08 FEET TO THE SOUTH COR. OF THE ADJUSTED BOUNDARY LINE;

THENCE N. 29 DEGREES 17'18" W. ALONG THE ADJUSTED BOUNDARY LINE A DISTANCE OF 102.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF CLOVER STREET AND THE NORTH COR. OF THE ADJUSTED BOUNDARY LINE;

THENCE N. 59 DEGREES 01'00" E. ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 129.70 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF DENTON STREET;

THENCE S. 28 DEGREES 18'00" E. ALONG SAID RIGHT-OF-WAY A DISTANCE OF 99.04 FEET TO THE POINT OF BEGINNING;

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2007, IN BOOK 234, PAGE 0333, AS INSTRUMENT NO 0129663.



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: 12/11/2008





Joer Properties, LLC, a Nevada Limited Liability Company

Joseph N. Rossi

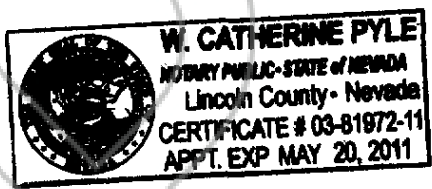
By: Joseph N. Rossi, Manager

STATE OF NEVADA)
 Lincoln : ss.
COUNTY OF ~~CLATSOP~~)

This instrument was acknowledged before me on
December 2, 2008 by
Joer Properties, LLC.

W. Catherine Pyle
Notary Public

(My commission expires: May 20, 2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/26/2008 under Escrow No. 116-2367787

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

1. Assessor Parcel Number(s)

- a) 318203 _____
- 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:

\$300,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$300,000.00

Real Property Transfer Tax Due

\$1,170.00

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: Joseph M. Raso

Capacity: Mgr Grantor

Signature: Jason Pitts

Capacity: Agent for Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Joer Properties, LLC

Print Name: Jason Pitts

Address: PO Box 1061

Address: 85 Clover Street #2

City: Caliente

City: Caliente

State: NV Zip: 89008

State: NV Zip: 89008

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

First American Title Insurance

Print Name: Company Lenders Advantage

File Number: 116-2367787 TKG/LM

Address: 2490 Paseo Verde Parkway, Suite 100

City: Henderson

State: NV Zip: 89074

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