

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$553.80 Recorded By: AE
Book- 247 Page- 0260

A.P.N.: 003-121-25
File No: 116-2370825 (TKG)
R.P.T.T.: \$553.80



When Recorded Mail To: Mail Tax Statements To:
Roy J. West and Dannielle L. West
271 Kiva Place
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Diversified Financial Group, LLC, a Utah Limited Liability Company

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

Roy J. West and Dannielle L. West, 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 SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) AND NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 7B OF THAT CERTAIN PARCEL MAP RECORDED DECEMBER 2, 1994 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA IN BOOK A OF PLATS, PAGE 435, AS FILE NO. 102807, LINCOLN COUNTY, NEVADA RECORDS.

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: 12/03/2008



Diversified Financial Group, LLC, a Utah
Limited Liability Company

[Signature]
By: Eric A. Rasmussen, Managing
Member

STATE OF ~~NEVADA~~ *UTAH*
: ss.
COUNTY OF ~~CLARK~~ *SALT LAKE*

This instrument was acknowledged before me on
[Signature] *ERIC RASMUSSEN* by
Eric A. Rasmussen.

[Signature]
Notary Public
(My commission expires: *10-28-10*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
02/11/2009 under Escrow No. 116-2370825

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STATE OF NEVADA
DECLARATION OF VALUE

Lincoln County - NV
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1. Assessor Parcel Number(s)

- a) 003-121-25
- 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. a) Total Value/Sales Price of Property: \$142,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$142,000.00
- d) Real Property Transfer Tax Due \$553.80

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: [Signature]
Signature: [Signature]

Capacity: Escrow Agent
Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Diversified Financial Group
Address: 7090 Union Park Avenue Ste 320
City: Midvale
State: UT Zip: 84047

Print Name: Roy J. West and Dannielle L. West
Address: 271 Kiva Place
City: Caliente
State: NV Zip: 89008

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: 116-2370825 TKG/LM
State: NV Zip: 89074

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