



Assessor's Parcel No. 005-171-~~04~~ ^{44 Job}

Requested by:
James Bixler and Danette Bixler

When recorded, please return Deed and Tax
Statement to;
James and Danette Bixler
1640 Fairgate Court
Las Vegas, Nevada 89117-1340

QUIT CLAIM DEED

THIS INDENTURE WITNESSED: That Richard and Renee Vincent, husband and wife, in consideration of the sum of ten dollars (\$ 10.00), quitclaims forever to James Bixler and Danette Bixler, husband and wife, all right, title and interest in and to the following described real property situated in the County of Lincoln, State of Nevada:

Parcel two (2) of the Richard & Renee Vincent parcel map, file document number 0129628, recorded in Lincoln County Book C, page 0346 of the Lincoln County Recorder's Office.

Subject to all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any, and also to applicable zoning, land use and other laws and regulations.

To have and to hold the same, together with all the buildings, improvements, and appurtenances belonging thereto, if any, to the Grantees and Grantee's heirs, successors, and assigns forever.

DATED this 3 day of August, 2009

GRANTORS

Richard Vincent
Richard Vincent

Renee Vincent
Renee Vincent

GRANTEES

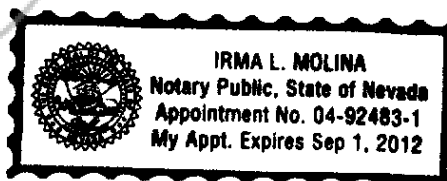
James Bixler
James Bixler

Danette Bixler
Danette Bixler

STATE OF NEVADA
COUNTY OF CLARK

On this 3 day of August, 2009, Richard Vincent and Renee Vincent, and James Bixler and Danette Bixler, personally appeared before me, a Notary of Public, Irma Molina known or proved to me to be the persons who executed the foregoing Quitclaim Deed, and who acknowledged to me that they freely and voluntarily executed the same in their authorized capacity by their signatures on the within instrument.

Irma Molina
NOTARY PUBLIC



**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 JAMES BIXLER

Lincoln County - NV
 Leslie Boucher - Recorder

FOR RECORDER	Page 1 of 1	Fee: \$14.00
Document/Instru	Recorded By: LB	RPTT: \$48.75
Book:	Book- 251	Page- 0381
Date of Recording:		
Notes:		

- 1. Assessor Parcel Number (s)**
 a) 005-171-44
 b) _____
 c) _____
 d) _____

- 2. Type of Property:**
- | | |
|---|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input checked="" type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3. Total Value/Sales Price of Property:

	\$ <u>\$12,500</u>
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ _____

- 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. %

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 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 Seller
 Signature [Signature] Capacity Buyer

<u>SELLER (GRANTOR) INFORMATION</u> (REQUIRED)	<u>BUYER (GRANTEE) INFORMATION</u> (REQUIRED)
Print Name: <u>Richard Vincent</u>	Print Name: <u>James Bixler</u>
Address: _____	Address: <u>1640 Fairgate Cr</u>
City: <u>Las Vegas</u>	City: <u>Las Vegas</u>
State: <u>NV</u> Zip: _____	State: <u>NV</u> Zip: <u>89117</u>

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____