

DOC # 0135723

03/24/2010

04:10 PM

Official Record

Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: \$312.00 Recorded By: AE  
Book- 255 Page- 0246

A.P.N.: 002-061-04  
File No: 106-2393859 (CV)  
R.P.T.T.: \$312.00



When Recorded Mail To: Mail Tax Statements To:  
Natalie Maria Mellum  
Po Box 654  
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Brendan A. Shoars and Sequoyah D. Shoars, husband and wife as joint tenants with right of survivorship

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

Natalie Maria Mellum, a single woman

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

**A PARCEL OF LAND SITUATED IN LOTS 3 AND 4 IN BLOCK 23 IN THE TOWN OF PANACA, NEVADA, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE SOUTH 66 FEET; THENCE RUNNING AT RIGHT ANGLES EAST A DISTANCE OF 396 FEET; THENCE RUNNING AT RIGHT ANGLES NORTH A DISTANCE OF 66 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE RUNNING WEST ALONG THE NORTH LINE OF LOTS 3 AND 4 A DISTANCE OF 396 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE FOLLOWING METES AND BOUNDS LEGAL DESCRIPTION:**

**A PARCEL OF LAND SITUATED WITHIN BLOCK 23, OF THE TOWN OF PANACA, IN SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.B. & M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF 3RD STREET, AND THE NORTHWEST CORNER OF SAID PARCEL OF LAND THENCE THE NORTHWEST CORNER OF SAID SECTION 9 BEARS NORTH 15°28'10" WEST, A DISTANCE OF 516.79 FEET;**

**THENCE SOUTH 00°22'04" EAST, ALONG THE SAID RIGHT-OF -WAY A DISTANCE OF 205.73 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK 23;**



**THENCE NORTH 89°30'13" EAST, LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 396.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND;**

**THENCE NORTH 00°22'04" WEST, A DISTANCE OF 205.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;**

**THENCE SOUTH 89°30'14" WEST, A DISTANCE OF 396.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND AND THE POINT OF BEGINNING.**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 18, 2008, IN BOOK 243, PAGE 0177, AS INSTRUMENT NO. 0132297.**

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: 03/12/2010



*Brendan A. Shoars*

Brendan A. Shoars

*Sequoyah D. Shoars*

Sequoyah D. Shoars

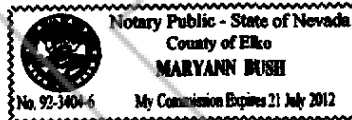
STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF *Elko* )

This instrument was acknowledged before me on 3-22-2010 by **Brendan A. Shoars and Sequoyah D. Shoars, husband and wife as joint tenants with right of survivorship.**

*MaryAnn Bush*

Notary Public

(My commission expires: 7-21-12)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 12, 2010** under Escrow No. **106-2393859**.

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE COMPANY

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

- a) 002-061-04
- 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: \$80,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$80,000.00
- d) Real Property Transfer Tax Due \$312.00

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: [Signature]  
Signature: [Signature]

Capacity: Agent  
Capacity: Agent

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Brendan A. Shoars and  
Print Name: Sequoyah D. Shoars  
Address: 806 Westwood #3  
City: Elko  
State: NV Zip: 89801

Print Name: Natalie Maria Mellum  
Address: Po Box 654  
City: Pioche  
State: NV Zip: 89043

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

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

File Number: 106-2393859 CV/CV  
State: NV Zip: 89074