

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2  
RPT: \$195.00 Recorded By: AE  
Book- 255 Page- 0329



0135751

A.P.N. 004-132-14  
R.P.T.T. \$195.00  
Escrow No. 39115

Recording Requested By:  
Cow County Title Co.

Mail Tax Statements To:  
Same as below

When Recorded Mail To:  
Stanley G. Canning  
P.O. Box 381  
Alamo, NV 89001

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That GERALD W. LEONARD, a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to STANLEY G. CANNING and JEANNINE D. CANNING, husband and wife as joint tenants and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 17, 2010

*Gerald W. Leonard*  
GERALD W. LEONARD



State of Oregon }  
County of Linn } ss.

This instrument was acknowledged before me on March 22nd, 2010  
by GERALD W. LEONARD

Signature: *Michael J. Couch*  
Notary Public



## Exhibit A

File Number: 39115

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

Lot 23 of ALAMO SOUTH SUBDIVISION TRACT NO. 1, UNIT NO. 1, as shown on that certain final plat filed for record in the Office of the Lincoln County Recorder on the 13th day of January, 1977, in Book A-1 of Plats, page 124, assigned No. 59020.

EXCEPTING AND RESERVING all mines of gold, silver, copper, lead, cinnabar and other valuable minerals which may exist in the said tract as reserved in the land patent recorded April 9, 1927 in Book C-1 of Deeds, page 296 as File No. 3965, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2009 - 2010: 04-132-14

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
COW COUNTY TITLE COMPANY

1. Assessor Parcel Number(s)

- a) 004-132-14
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**FOR RECORDER'S C**

Document/Instrument: \_\_\_\_\_  
 Book \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

Lincoln County - NV  
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 Page 1 of 2 Fee: \$15.00  
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2. Type of Property

- a)  Vacant Land
- b)  Single Family Residence
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Commercial/Industrial
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property

	<u>\$50,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$50,000.00</u>
Real Property Transfer Tax Due:	<u>\$195.00</u>

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: Gerald W. Leonard Capacity: Seller/Grantor

Signature: \_\_\_\_\_ Capacity: Buyer/Grantee

**SELLER (GRANTOR) INFORMATION**

Print Name: GERALD W. LEONARD  
 Address: 3700 Bayonne Drive SE  
 City/State/Zip Salem, OR 97317-5327

**BUYER (GRANTEE) INFORMATION**

Print Name: STANLEY G. CANNING  
 Address: P O Box 381  
 City/State/Zip Alamo, NV 89001

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co. Escrow No 39115  
 Address: 761 S. Raindance Drive  
Pahrump, Nevada 89048



**STATE OF NEVADA  
DECLARATION OF VALUE**

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- b) \_\_\_\_\_
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**Signature:** *Stanley G. Canning* **Capacity:** **Buyer/Grantee**

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