

Official Record

Recording requested By
CURT PHILLIPS

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$97.50

Recorded By: AE

Book- 256 Page- 0304

A.P.N.: 001-201-44

File No: ()

R.P.T.T.: \$97.50



When Recorded Mail To: Mail Tax Statements To:
Vaughn Phillips
153 Lilith St.
Pioche, NV 89043

GRANT, BARGAIN and SALE DEED

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

Gerald A. Klein and Louise V. Klein, husband and wife as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Curt Phillips, a married man and Vaughn Philllips, a married man as Joint Tenants

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

See Exhibit "A" attached hereto and made a part hereof

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: 05/11/2010



0135980

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Gerald A. Klein

Gerald A. Klein

Louise V. Klein

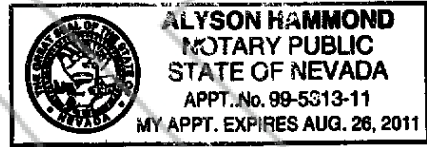
Louise V. Klein

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

This instrument was acknowledged before me on 13 May 2010 by **Gerald A. Klein and Louise V. Klein.**

Alyson Hammond
Notary Public

(My commission expires: AUG 26 2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 11, 2010** under Escrow No. .



0135980

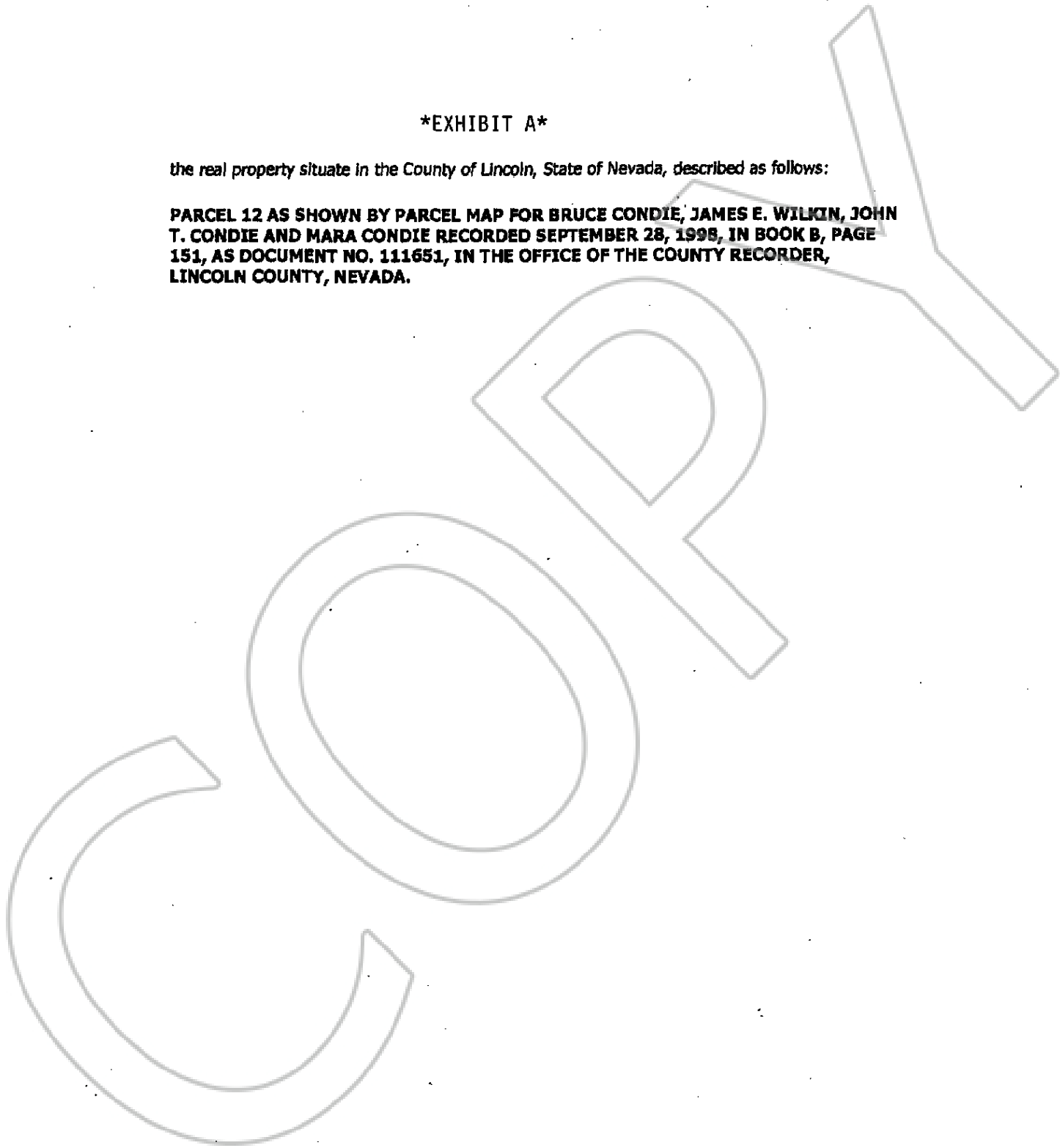
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EXHIBIT A

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

PARCEL 12 AS SHOWN BY PARCEL MAP FOR BRUCE CONDIE, JAMES E. WILKIN, JOHN T. CONDIE AND MARA CONDIE RECORDED SEPTEMBER 28, 1998, IN BOOK B, PAGE 151, AS DOCUMENT NO. 111651, IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
CURT PHILLIPS

1. Assessor Parcel Number(s)

- a) 001-201-44
- b) _____
- c) _____
- d) _____

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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: \$25,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$25,000.00
- d) Real Property Transfer Tax Due \$97.50

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: Gerald A. Klein, Louise V. Klein Capacity: SELLER

Signature: Curt Phillips, Vaughn Phillips Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Gerald A. Klein and Louise V.

Curt Phillips and Vaughn

Print Name: Klein

Print Name: Phillips

Address: 455 4TH STREET

Address: 153 Lillith St.

City: PIOCHE

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: _____ File Number: _____ /

Address: _____

City: _____ State: _____ Zip: _____

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