

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2
RPTT: \$74.10 Recorded By: AE
Book- 256 Page- 0577

A.P.N. 010-162-07
R.P.T.T. \$74.10
Escrow No. 39424
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
Joerg H. Arnu
11146 Alora St.
Las Vegas, NV 89141



GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That DIANNA PHIPPS, a married woman as her sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JOERG H. ARNU, a single man 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: June 9, 2010

Dianna Phipps
DIANNA PHIPPS

State of Alaska

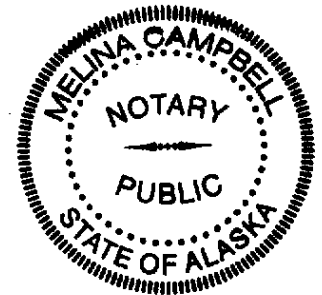
County of Fairbanks North Star

} ss.

This instrument was acknowledged before me on June 15th 2010
by DIANNA PHIPPS

Signature:

Melina Campbell
Notary Public





0136064

Book: 256
Page: 578

06/24/2010
Page 2 of 2

Exhibit A

File Number: 39424

That portion of the Southeast Quarter (SE1/4) of the South Half (S1/2) of the Northeast Quarter (NE1/4) and the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 3 South, Range 55 East, M.D.M. more particularly described as follows:

Lots 15 and 16 of that certain Subdivision known as Sunrise Acres Tract #1 as shown on the Map thereof recorded November 1, 1977 in Book A of Plats, page 130 as File No. 60792, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2009-2010: 10-162-07

**STATE OF NEVADA
 DECLARATION OF VALUE**

Recording requested By
 COW COUNTY TITLE COMPANY

1. Assessor Parcel Number(s)
 a) 010-162-07
 b) _____
 c) _____
 d) _____

FOR RECORDER'S C
 Document/Instrument
 Book _____
 Date of Recording:
 Notes:

Lincoln County - NV
Leslie Boucher - Recorder
 Page 1 of 2 Fee: \$40.00
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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 \$19,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) (_____)
 Transfer Tax Value \$19,000.00
 Real Property Transfer Tax Due: \$74.10

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: *Dianna Phipps* Capacity: Seller/Grantor

Signature: _____ Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION
 Print Name: DIANNA PHIPPS
 Address: 1375 Esro Rd.
 City/State/Zip Fairbanks, AK 99712

BUYER (GRANTEE) INFORMATION
 Print Name: JOERG H. ARNU
 Address: 11146 Alora St.
 City/State/Zip Las Vegas, NV 89141

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
 Company Name: Cow County Title Co. Escrow No 39424
 Address: 761 S. Raindance Drive
Pahrump, Nevada 89048



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 010-162-07
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

2. Type of Property

- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

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	<u>\$19,000.00</u>
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Signature: _____ Capacity: **Seller/Grantor**

Signature: Joerg H. Arnu Capacity: **Buyer/Grantee**

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