

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: LB

Book- 256 Page- 0659

A.P.N.: 003-173-11
File No: 9015-2396276 (VT)
R.P.T.T.: \$ 0.00



0136099

When Recorded Mail To: Mail Tax Statements To:
Kimberly H. Le Baron
145 Culverwell Street
Caliente, NV 89008

GRANT, BARGAIN and SALE DEED

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

Wayne Lee Le Baron, an unmarried man who acquired title as a married man

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

Kimberly C. Le Baron, an unmarried woman

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

ALL OF LOT 1 IN BLOCK 1 OF THE MODERN TOWNSITE ADDITION TO THE CITY OF CALIENTE, NEVADA, AS SHOWN ON THE MAP THEREOF RECORDED FEBRUARY 5, 1931, IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY IN BOOK A OF PLATS, PAGE 64, AS FILE NO. 7324, LINCOLN COUNTY, NEVADA.

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: 06/30/2010

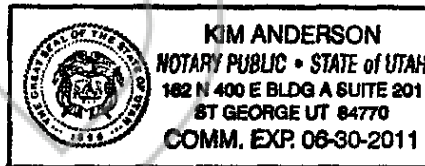


Wayne Lee Le Baron
Wayne Lee Le Baron

STATE OF **NEVADA** UTAH)
)
) : ss.
)
COUNTY OF Washington)

This instrument was acknowledged before me on July 2, 2010 by **Wayne Lee Le Baron**.

K Anderson
Notary Public
(My commission expires: 6/20/2011)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 30, 2010** under Escrow No. **9015-2396276**.

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: LB RPTT:
Book- 256 Page- 0659

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 003-173-11
- 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: <u>Divorce Decree on file</u> | |

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of \$)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 6
- b. Explain reason for exemption: a transfer of title between former spouses pursuant to a decree of divorce

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.

X Signature: Wayne Lee Le Baron Capacity: Grantor
 X Signature: Kimberly H. Le Baron Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

* Print Name: Wayne Lee Le Baron Print Name: Kimberly H. Le Baron
 Address: Po Box 686 Address: 145 Culverwell Street
 City: Caliente City: Caliente
 State: Nevada Zip: 89008 State: NV Zip: 89008

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

Print Name: ATKS TITLE - Kim Anderson File Number: 9015-2396276 VT1
 Address: 1173 South 250 West, Ste 107
 City: St. George, UT State: Utah Zip: 84770

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

FIRST AMERICAN TITLE
2490 Paseo Verde Pkwy Suite 100
Henderson NV 89074