

Official RecordRecording requested By
FIRST AMERICAN TITLE CO.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$109.20

Recorded By: LB

Book- 257 Page- 0680

A.P.N.: 001-331-87

File No: 106-2399245 (CC)

R.P.T.T.: ~~\$17.55~~ \$109.20

0136364

When Recorded Mail To: Mail Tax Statements To:
James Vincent
850 South Boulder Highway Suite 247
Henderson, NV 89015

GRANT, BARGAIN and SALE DEED

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

David Scott Fry and Michealene Rosemary Fry, husband and wife and David Christopher Fry, a single man, and Christopher Lee Fry, a single man, all as joint tenants with right of survivorship

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

James Vincent, an unmarried man

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

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 67 EAST, M. D. B. AND M., LINCOLN COUNTY, NEVADA DESCRIBED AS FOLLOWS:

PARCEL 7, AS SHOWN UPON SUBSEQUENT PARCEL MAP FOR JIM VINCENT RECORDED NOVEMBER 17, 2003 IN PLAT BOOK C, PAGE 18, AS FILE 121256.

Subject to

Deed of Trust of record, in the original amount of \$37,825.00 recorded October 26, 2004 as Document # 123285, beneficiary is **Little Chapel on the Corner, LLC, a Nevada Limited Liability Company**, which the Grantee herein agrees to assume and pay along with all terms and conditions on said deed of trust.

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: 08/10/2010

COPY



0136364

Book: 257

08/26/2010

Page: 682

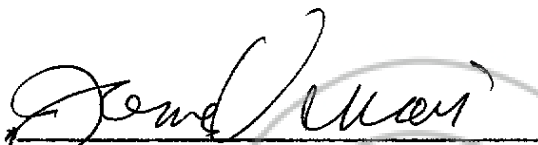
Page 3 of 4

David Scott Fry

Michealene Rosemary Fry

David Christopher Fry

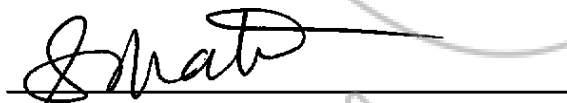
Christopher Lee Fry



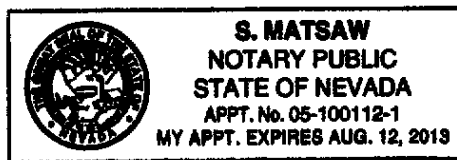
James Vincent

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

This instrument was acknowledged before me on 8/24/2010 by **David Scott Fry and Michealene Rosemary Fry, husband and wife and David Christopher Fry, a single man, and Christopher Lee Fry, a single man, all as joint tenants with right of survivorship.**



Notary Public
(My commission expires: 8/12/2013)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 10, 2010** under Escrow No. **106-2399245**.

Recording requested by
FIRST AMERICAN TITLE CO.

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$17.00
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-331-87
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: See doc # 123284

3. a) Total Value/Sales Price of Property:

\$4,500.00 27,823.69

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

\$4,500.00 27,823.69

d) Real Property Transfer Tax Due

\$17.55 109.20

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: James Vincent

Capacity: Buyer

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

David Scott Fry and Michealene

Print Name: Rosemary Fry

Print Name: James Vincent

Address: 704 Delores Drive

Address: 850 South Boulder Highway

City: Las Vegas

City: Henderson

State: NV Zip: 89107

State: NV Zip: 89015

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

First American Title Insurance

Print Name: Company

File Number: 106-2399245 CC/CC

Address: 2490 Paseo Verde Parkway, Suite 100

City: Henderson

State: NV Zip: 89074

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-331-87
- 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>see doc # 123284</u>	

3. a) Total Value/Sales Price of Property:

~~\$4,500.00~~ 27,823.69

b) Deed in Lieu of Foreclosure Only (value of

(\$ _____)

c) Transfer Tax Value:

~~\$4,500.00~~ 27,823.69

d) Real Property Transfer Tax Due

~~\$47.55~~ 109.20

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: Michealene Rosemary Fry
SELLER (GRANTOR) INFORMATION

Capacity: Grantor
 Capacity: Grantor
BUYER (GRANTEE) INFORMATION

(REQUIRED)
 David Scott Fry and Michealene
 Print Name: Rosemary Fry
 Address: 704 Delores Drive
 City: Las Vegas
 State: NV Zip: 89107

(REQUIRED)
 Print Name: James Vincent
 Address: 850 South Boulder Highway
 City: Henderson
 State: NV Zip: 89015

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 106-2399245 CC/CC
 Address: 2490 Paseo Verde Parkway, Suite 100
 City: Henderson State: NV Zip: 89074