

A.P. No. 318203

Document No. 185

WHEN RECORDED RETURN TO:

IDT Services LLC

PO Box 126

Caliente, NV 89008

MAIL TAX STATEMENTS TO:

PO Box 126

Caliente, NV 89008



0137580

GRANT, BARGAIN, and SALE DEED

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

Jason Pitts, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

IDT Services LLC, a Nevada Limited Liability Company

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

A PARCEL OF LAND SITUATED IN THE SE1/4 NW1/4 AND SW1/4 NE1/4 OF SEC. 8, T. 4.S., R. 67 E., M.D.M., CITY OF CALIETNE, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**BEGGINGN AT THE SE COR. OF APN 003-182-03 WHENCE THE C1/4 COR. OF SAID SEC. 8 BEARS S. 19 DEGREES 30'47" E. A DISTANCE OF 247.91 FEET;****THENCE S. 57 DEGREES 54' 21" W. A DISTANCE OF 128.08 FEET TO THE SOUTH COR. OF THE ADJUSTED BOUNDARY LINE;****THENCE N. 29 DEGREES 17'18" W. ALONG THE ADJUSTED BOUNDARY LINE A DISTANCE OF 102.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY OF CLOVER STREET AND THE NORTH COR. OF THE ADJUSTED BOUNDARY LINE;****THENCE N. 59 DEGREES 01'100" E. ALONG THE SAID RIGHT-OF-WAY A DISTANCE OF 129.70 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY DENTON STREET;**

THENCE S. 28 DEGREES 18'00" E. ALONG SAID RIGHT- OF-WAY A DISTANCE OF 99.04 FEET TO THE POINT OF BEGINING;

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 09, 2007 IN BOOK 234, PAGE 0333, AS INSTRUMENT NO 0129663.

Subject to:

- 1. All general and special taxes for the current fiscal year.
- 2. Covenants, Conditions, Restrictions, 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: 01/11/2011

Jason Pitts, an unmarried man

[Handwritten signature of Jason Pitts]

Jason Pitts

STATE OF NEVADA)
:
COUNTY OF LINCOLN)



This instrument was acknowledged before me on January 12th, 2011 by Jason Pitts.

Roanne Moore
Notary Public

(My commission expires: March 31, 2013)

The Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed dated 01/11/2011 under Document No. 185

Recording requested By
IDT SERVICES LLC

STATE OF NEVADA
DECLARATION OF VALUE FORM

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: RE RPTT: \$1,158.30
Book- 261 Page- 0192

1. Assessor Parcel Number(s)

- a) 318203
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

| | |
|----------------------------------|-------------|
| FOR RECORDER'S OPTIONAL USE ONLY | |
| Book: _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. Total Value/Sales Price of Property

\$ 296,901⁸⁵
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 296,901⁸⁵
 Real Property Transfer Tax Due \$ 1,158³⁰

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 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 _____ Capacity Owner
 Signature _____ Capacity Mgr, IDT

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Jason P. Hs
 Address: PO Box 126
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: IDT Services LLC
 Address: PO Box 126
 City: Caliente
 State: NV Zip: 89008

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____