

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$234.00

Recorded By: LB

Book- 263 Page- 0211

A.P. No. 006-301-034
Escrow No. 119-2404945-BM/VT
R.P.T.T. \$234.00



0138150

WHEN RECORDED RETURN TO:

John Montagano and Anna Montagano
11 Sandy Lane
Carson City, NV 89706

MAIL TAX STATEMENTS TO:

John Montagano and Anna Montagano
11 Sandy Lane
Carson City, NV 89706

GRANT, BARGAIN and SALE DEED

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

Steve Marcotte and Cindy S. Marcotte, husband and wife as joint tenants with right of survivorship

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

John Montagano and Anna Montagano, husband and wife as joint tenants with right of survivorship

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

PARCEL NO. 18 AS SHOWN ON PARCEL MAP FOR DAN AND JUDY FREHNER, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY ON APRIL 30, 1999 IN PLAT BOOK B, PAGE 215 AS FILE NO. 112682, LOCATED IN A PORTION OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 68 EAST, M.D.B.&M.

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: 12/28/2010



Steve Marcotte
Steve Marcotte

Cindy S. Marcotte
Cindy S. Marcotte

STATE OF ^{Wa}~~NEVADA~~)
 : ss.
COUNTY OF ^{Franklin}~~CLARK~~)

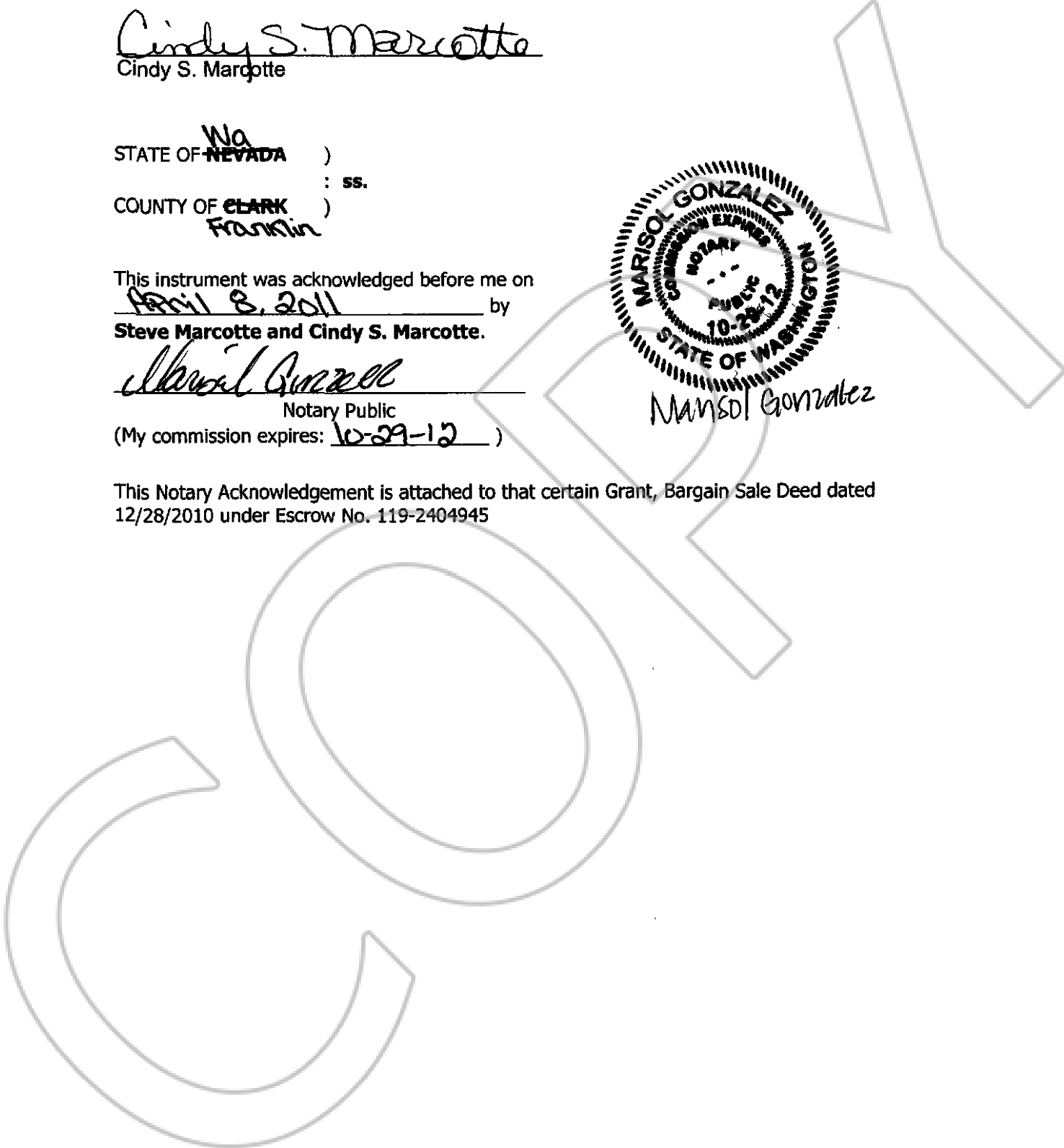
This instrument was acknowledged before me on
April 8, 2011 by
Steve Marcotte and Cindy S. Marcotte.

Marisol Gonzalez
Notary Public
(My commission expires: 10-29-12)



Marisol Gonzalez

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/28/2010 under Escrow No. 119-2404945



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STATE OF NEVADA
DECLARATION OF VALUE

- Assessor Parcel Number(s)
 - 006-301-034
 -
 -
 -

- Type of Property

a) <input checked="" 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 type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- | | |
|---|--------------|
| a) Total Value/Sales Price of Property: | \$60,000.00 |
| b) Deed in Lieu of Foreclosure Only (value of | (\$ _____) |
| c) Transfer Tax Value: | \$60,000.00 |
| d) Real Property Transfer Tax Due | \$234.00 |

4. **If Exemption Claimed:**

- Transfer Tax Exemption, per 375.090, Section: _____
- Explain reason for exemption: _____

- 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] Capacity: Agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Steve Marcotte and Cindy S.
Print Name: Marcotte
Address: 2105 Road 76
City: Pasco
State: WA Zip: 99301

(REQUIRED)
John Montagano and
Print Name: Anna Montagano
Address: 11 Sandy Lane
City: Carson City
State: NV Zip: 89706

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

First American Title Insurance
Print Name: Company File Number: 119-2404945 BM/BM
7201 West Lake Mead Boulevard, Suite
Address 212
City: Las Vegas State: NV Zip: 89128