

Official Record

Recording requested By  
COW COUNTY TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$10.72

Recorded By: AE

Book- 264

Page- 0055

A.P.N. 002-250-04

R.P.T.T. \$107.25

Escrow No. 40848

Recording Requested By:

Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

Mr. and Mrs. Phillips

P O Box 462

Panaca, NV 89042



0138437

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That KEITH PEARSON and VILACE PEARSON, husband and wife, who acquired title without a vesting for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to ROBERT C. PHILLIPS and ROCHELLE R. PHILLIPS, husband and wife as joint tenants with Rights of Survivorship 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 2010 - 2011;
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: April 12, 2011

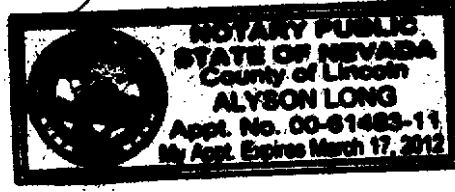
*Keith Pearson*  
\_\_\_\_\_  
KEITH PEARSON

*Vilace L. Pearson*  
\_\_\_\_\_  
VILACE PEARSON

State of Nevada }  
County of Lincoln } ss.

This instrument was acknowledged before me on May 6, 2011  
by KEITH PEARSON, VILACE PEARSON

Signature: *Alyson Long*  
\_\_\_\_\_  
Notary Public





## Exhibit A

File Number: 40848

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

A portion of the East Half (E1/2) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 9, Township 2 South, Range 68 East, M.D.B.&M., more particularly described as follows:

Parcel 1 of that certain Parcel Map recorded December 15, 1999 in Book B of Plats, page 265 as File No. 113761 in the Office of the County Recorder of Lincoln County, Nevada records.

Excepting therefrom any portion of said land conveyed for the Panaca Lincoln County Flood Control Project by Deed recorded October 20, 1934 in Book D-1 of Real Estate Deeds, page 408 as File No. 9756, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2010 - 2011: 002-250-04

Recording requested By  
 COW COUNTY TITLE COMPANY

**STATE OF NEVADA  
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 002-250-04  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

<b>FOR RECORDER'S USE</b>	
Document/Instrument	_____
Book	_____
Date of Recording:	_____
Notes:	_____

Lincoln County - NV  
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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 _____            |   |

3. Total Value/Sales Price of Property	<u>\$27,500.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$27,500.00</u>
Real Property Transfer Tax Due:	<u>\$107.25</u>

- 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: *Keith Pearson* Capacity: Seller/Grantor  
 Signature: *Robert C. Phillips* Capacity: Buyer/Grantee

**SELLER (GRANTOR) INFORMATION**

Print Name: KEITH PEARSON  
 Address: P O Box 440  
 City/State/Zip Panaca, NV 89042

**BUYER (GRANTEE) INFORMATION**

Print Name: ROBERT C. PHILLIPS  
 Address: P O Box 462  
 City/State/Zip Panaca, NV 89042

**COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)**

Company Name: Cow County Title Co. Escrow No 40848  
P.O. Box 610  
904 E Street  
 Address: Hawthorne, Nevada 89415