

Official RecordRecording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$97.50

Recorded By LB

Book- 271 Page- 0048

A.P. No. 001-341-32
Escrow No. 116-2423023-CV/IJR
R.P.T.T. \$97.50

**WHEN RECORDED RETURN TO:**

Derek F. Rexroad and Marie Peralta
2240 Grayson Circle
Henderson, NV 89014

MAIL TAX STATEMENTS TO:

2240 Grayson Circle
Henderson, NV 89014

GRANT, BARGAIN and SALE DEED

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

Windy Ashburn, an unmarried woman

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

Derek F. Rexroad, an unmarried man and Marie Peralta, an unmarried woman as joint tenants with right of survivorship

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

PARCEL NO. 26 AS SHOWN ON PARCEL MAP FOR JAMES VINCENT RECORDED MARCH 8, 1999 IN PLAT BOOK B, PAGE 192 AS FILE NO. 112428 AND CERTIFICATE OF AMENDMENT THERETO RECORDED MARCH 17, 1999 IN PLAT BOOK B, PAGE 199A AND B, AS FILE NO. 112466 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, LOCATED IN A PORTION OF THE NE 1/4 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. AND 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: 04/05/2012

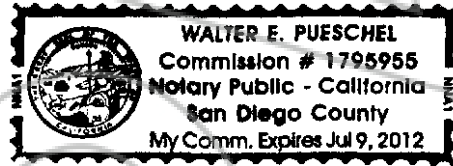


Windy Ashburn
Windy Ashburn

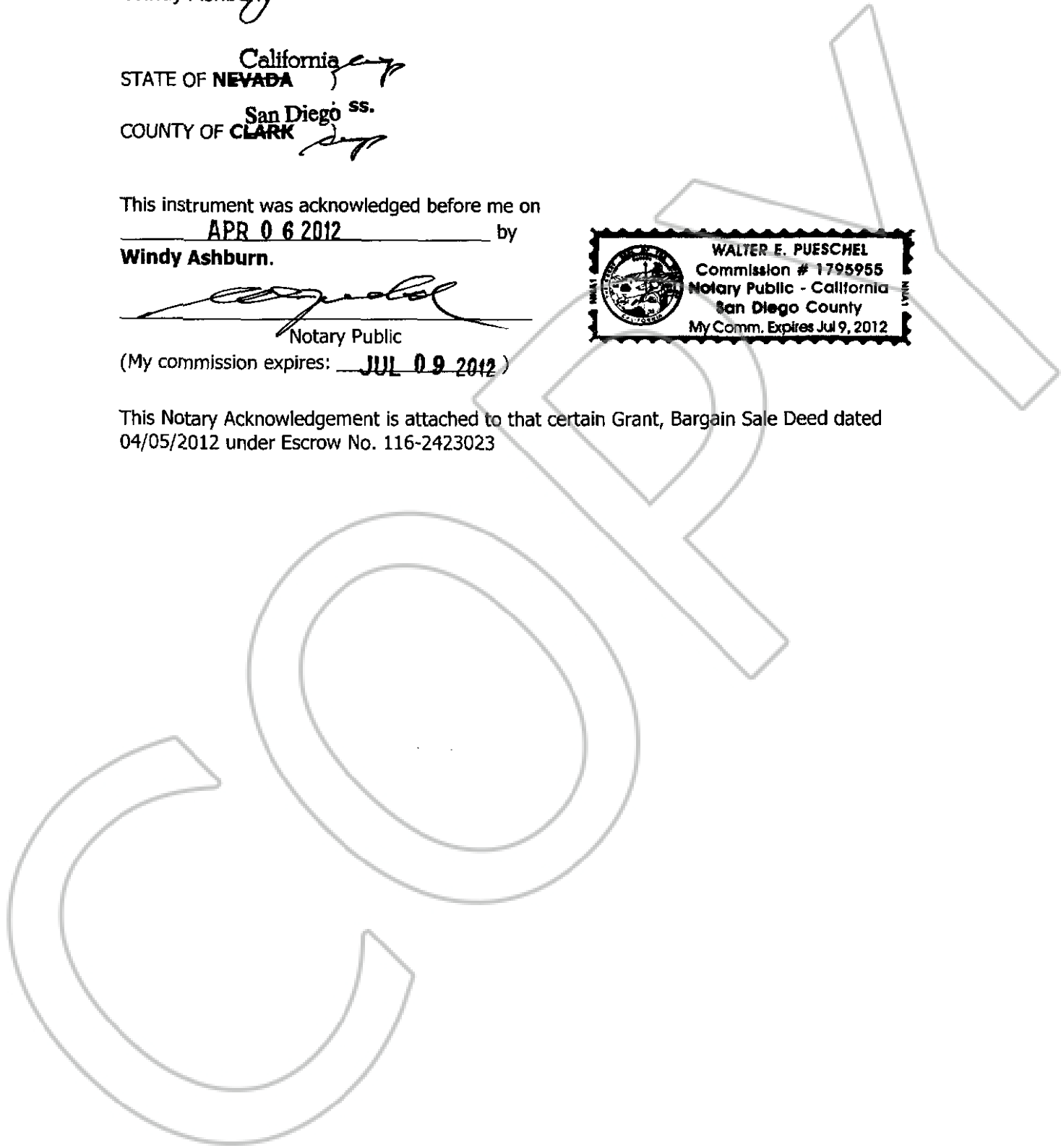
California
STATE OF **NEVADA**
San Diego ss.
COUNTY OF **CLARK**

This instrument was acknowledged before me on
APR 06 2012 by
Windy Ashburn.

[Signature]
Notary Public
(My commission expires: JUL 09 2012)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 04/05/2012 under Escrow No. 116-2423023



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Page 1 of 1 Fee \$15.00
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-341-32
- 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: _____

- 3. a) Total Value/Sales Price of Property: \$25,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$25,000.00
- d) Real Property Transfer Tax Due \$97.50

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: Windy Ashburn Capacity: GRANTOR
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Windy Ashburn
 Address: 4086 North Cordes
 City: Golden Valley
 State: AZ Zip: 86413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Derek F. Rexroad
 Address: 2240 Grayson Circle
 City: Henderson
 State: NV Zip: 89014

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

First American Title Insurance
 Print Name: Company Lenders Advantage File Number: 116-2423023 CV/dp
 Address: 2490 Paseo Verde Parkway, Suite 100
 City: Henderson State: NV Zip: 89074