

**Official Record**Recording requested By  
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$721.50

Recorded By: AE

Book- 272 Page- 0595

A.P. No. 005-181-18  
Escrow No. 119-2427443-BM/IJR  
R.P.T.T. \$721.50



0141645

**WHEN RECORDED RETURN TO:**

Jeffrey R. Eggen and Candyce J. Eggen,  
Trustees of The Jeffrey R. Eggen and Candyce  
J. Eggen Living Trust Dated October 22, 2010  
P.O Box 751931  
Las Vegas, NV 89136

**MAIL TAX STATEMENTS TO:**

Jeffrey R. Eggen and Candyce J. Eggen, Trustees of The Jeffrey R. Eggen and Candyce J. Eggen  
Living Trust Dated October 22, 2010  
P.O Box 751931  
Las Vegas, NV 89136

**GRANT, BARGAIN and SALE DEED**

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

Terrance K. Bird and Joy R. Bird, husband and wife as joint tenants with right of  
survivorship, and not as tenants in common

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

Jeffrey R. Eggen and Candyce J. Eggen, Trustees of The Jeffrey R. Eggen and Candyce J.  
Eggen Living Trust Dated October 22, 2010

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

**PARCEL NO. 2 AS SHOWN ON PARCEL MAP FOR RICHARD J. MOSER AND ALLISON  
NEWLON, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY  
ON OCTOBER 21, 1998, IN BOOK B OF PLATS, PAGE 156 AS FILE NO. 111773  
LOCATED IN A PORTION OF SE 1/4 SE 1/4 OF SECTION 2, T5N, R 65 E, 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.

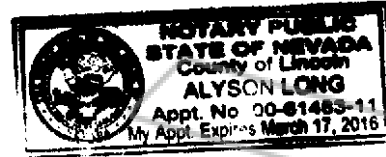
Date: 06/15/2012



Terrance K. Bird  
Terrance K. Bird

Joy R. Bird  
Joy R. Bird

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF CLARK )

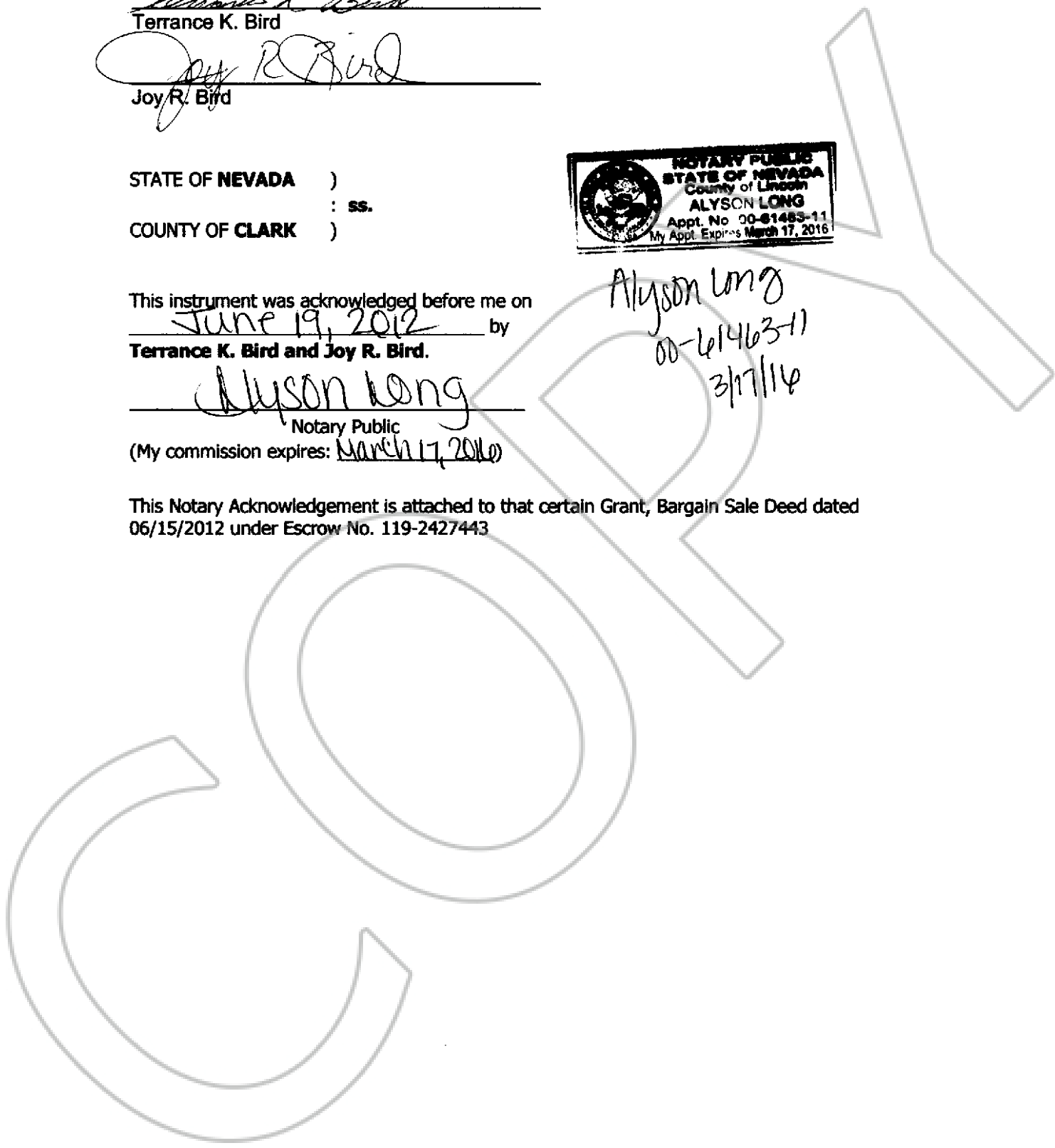


This instrument was acknowledged before me on  
June 19, 2012 by  
**Terrance K. Bird and Joy R. Bird.**

Alyson Long  
Notary Public  
(My commission expires: March 17, 2016)

Alyson Long  
00-61463-11  
3/17/16

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 06/15/2012 under Escrow No. 119-2427443



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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 005-181-18 \_\_\_\_\_
- 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'
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$185,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$185,000.00
- d) Real Property Transfer Tax Due \$721.50

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: \_\_\_\_\_

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Terrance K. Bird and Joy R. Bird  
Address: PO Box 158  
City: Pioche  
State: NV Zip: 89043

Print Name: October 22, 2010  
Address: P.O Box 751931  
City: Las Vegas  
State: NV Zip: 89136

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

First American Title Insurance  
Print Name: Company

File Number: 119-2427443 BM/BM



DV-141645  
07/09/2012

7201 West Lake Mead Boulevard, Suite  
Address 212  
City: Las Vegas State: NV Zip: 89128

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

COPY