

A.P.N.: 002-052-02
File No: NCS-580765-HHLV (js)
R.P.T.T.: \$ 292.50



When Recorded Mail To: Mail Tax Statements To:
Brian W Astle and Deanna M Astle
6880 Bradley Rd
Las Vegas, NV 89131

GRANT, BARGAIN and SALE DEED

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

James A. Lee, David A. Lee, Irvin A. Lee, Tonya K. Black, Barbara L. Albert and Deanna M. Astle in equal portions as their sole and separate property, as tenants in common

do(es) hereby GRANT, BARGAIN and SELL to

Brian W Astle and Deanna M Astle, husband and wife as joint tenants

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

A PORTION OF LOT NUMBERED THREE (3) IN BLOCK NUMBERED THREE (3) IN THE TOWN OF PANACA, COUNTY OF LINCOLN, BOUNDED AND DESCRIBED AS FOLLOWS:

**BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3,
AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 150 FEET;
THENCE RUNNING AT RIGHT ANGLES NORTH A DISTANCE OF 150 FEET;
THENCE RUNNING EAST AT RIGHT ANGLES A DISTANCE OF 150 FEET TO THE EAST LINE OF SAID LOT 3;
THENCE RUNNING SOUTH ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 16, 1986 IN BOOK 70, PAGE 229 AS INSTRUMENT NO. 84816 OF OFFICIAL RECORDS.

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: 12/26/2012

COPY



James A. Lee
James A. Lee

David A Lee

Irvin A Lee

Tonya K Black

Barbara L Albert

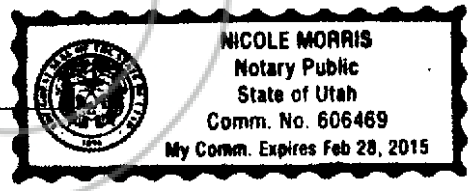
Deanna M Astle

SIGNED IN COUNTERPART

STATE OF Utah)
COUNTY OF Weber) : ss.

This instrument was acknowledged before me on by James A. Lee.

Nicole Morris
Notary Public
(My commission expires:) 2/28/2015



Nicole Morris
Comm # 606469
Exp 2-28-15



James A. Lee

James A. Lee
David A Lee

Irvin A Lee

Tonya K Black

Barbara L Albert

Deanna M Astle

SIGNED IN COUNTERPART

STATE OF)
) : ss.
COUNTY OF)

This instrument was acknowledged before me on by **James A. Lee.**

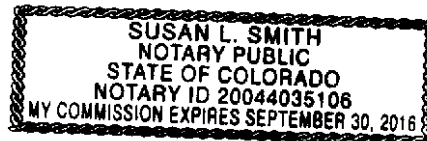
Notary Public
(My commission expires:)

STATE OF)
) : ss.
COUNTY OF)

This instrument was acknowledged before me on by **David A. Lee.**

Susan L. Smith

Notary Public
(My commission expires:) 9-30-16



*Susan L Smith
comm 20044035106
Exp 9-30-16*



James A. Lee

David A Lee

Irvin A Lee

Tonya K Black

Barbara L Albert

Deanna M Astle

SIGNED IN COUNTERPART

STATE OF _____)
) : **ss.**
COUNTY OF _____)

This instrument was acknowledged before me on _____ by **James A. Lee.**

Notary Public
(My commission expires:)

STATE OF _____)
) : **ss.**
COUNTY OF _____)

This instrument was acknowledged before me on _____ by **David A. Lee.**

Notary Public
(My commission expires:)



STATE OF OKLAHOMA)
)
) : ss.
COUNTY OF Comanche)



This instrument was acknowledged before me on by **Irvin A. Lee.**
Dec. 28, 2012

Rosalind A. Asetamy
Notary Public
(My commission expires:) Dec. 15, 2013

Rosalind A Asetamy
Comm # 09010158
Exp 12-15-13

STATE OF)
)
) : ss.
COUNTY OF)

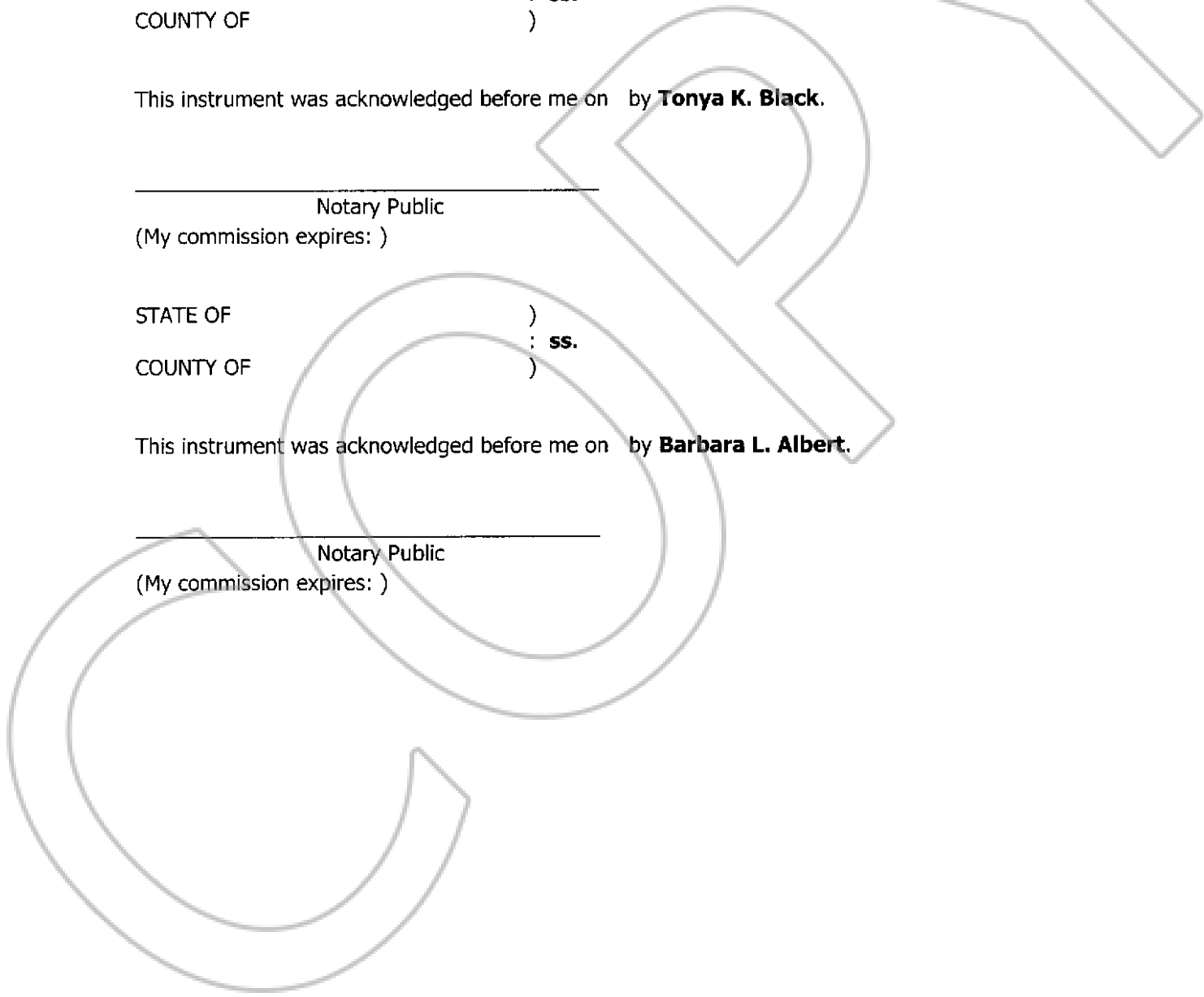
This instrument was acknowledged before me on by **Tonya K. Black.**

Notary Public
(My commission expires:)

STATE OF)
)
) : ss.
COUNTY OF)

This instrument was acknowledged before me on by **Barbara L. Albert.**

Notary Public
(My commission expires:)





James A. Lee

David A Lee

Irvin A Lee

Tonya K. Black

Tonya K Black

Barbara L. Albert

Barbara L Albert

Deanna M Astle

Deanna M Astle

SIGNED IN COUNTERPART

STATE OF _____)
 : ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by **James A. Lee.**

Notary Public
(My commission expires:)

STATE OF _____)
 : ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by **David A. Lee.**

Notary Public
(My commission expires:)

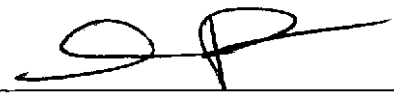
STATE OF)
 : ss.
COUNTY OF)

This instrument was acknowledged before me on by **Irvin A. Lee.**

Notary Public
(My commission expires:)

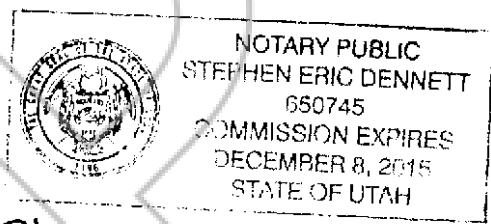
STATE OF *Utah*)
 : ss.
COUNTY OF *Iron*)

This instrument was acknowledged before me on by **Tonya K. Black.**




Notary Public
(My commission expires:) *12/08/2015*

STATE OF *Utah*)
 : ss.
COUNTY OF *Iron*)

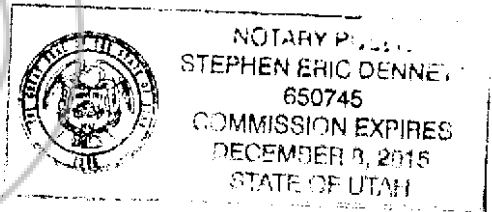


Stephen Eric Dennett
Exp 12-8-15
No 650745

This instrument was acknowledged before me on by **Barbara L. Albert.**



Notary Public
(My commission expires:) *12/08/2015*



Stephen Eric Dennett
Exp 12-8-15
Comm No # 650745

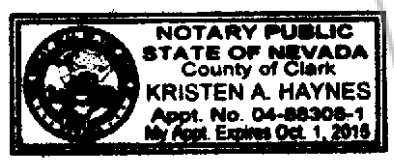


STATE OF _____)
) : ss.
COUNTY OF _____)

This instrument was acknowledged before me on _____ by **Deanna M. Astle.**

Kristen A. Haynes

Notary Public



(My commission expires:) *10-1-15*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 26, 2012** under Escrow No. **NCS-580765-HHLV.**

Kristen A Haynes
Comm # 04-88308-1
Exp 10-1-15



Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$47.00
Recorded By: AE RPTT: \$292.50
Book- 276 Page- 0137

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 002-052-02
- 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: \$75,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$75,000.00
- d) Real Property Transfer Tax Due \$ 292.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *L. Albert and Deanna M. Astle*
Signature: *Deanna Mays Astle*

Capacity: Buyer
Capacity: Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

James A. Lee, David A. Lee, Irvin
A. Lee, Tonya K. Black, Barbara

Brian W Astle and Deanna
M Astle, husband and wife

Print Name: L. Albert and Deanna M. Astle

Print Name: as joint tenants

Address: PO Box 708

Address: 6880 Bradley Rd

City: Panaca

City: Las Vegas

State: NV Zip: 89042

State: NV Zip: 89131

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

Print Name: First American Title
Address: 2490 Paseo Verde Parkway
City: Henderson

File Number: NCS-580765-HHLV js/ec
State: NV Zip: 89074

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