

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: **\$40.00** Page 1 of 2
RPTT: \$136.50 Recorded By: AE
Book- 277 Page- 0443



A.P. No. 003-142-16
Escrow No. 119-2442199-BM/VT
R.P.T.T. \$136.50

WHEN RECORDED RETURN TO:

Howard Hopkinson and Leo Santoro
P.O Box 531456
Henderson, NV 89053

MAIL TAX STATEMENTS TO:

Howard Hopkinson and Leo Santoro
P.O Box 531456
Henderson, NV 89053

GRANT, BARGAIN and SALE DEED

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

Clifford Clayton ^u and Baker and Rosanna Maria Baker, husband and wife as joint tenants with rights of survivorship and not as tenants in common

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

Howard Hopkinson, a married man and Leo Santoro, a married man as tenants in common

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

ALL OF THE EASTERLY FORTY (40) FEET OF LOT FOURTEEN (14) IN BLOCK B, ALSO THE WEST SIXTEEN (16) FEET OF LOT FIFTEEN (15) IN BLOCK B, AS PLATTED IN THE OFFICIAL PLAT OF THE WEST END ADDITION TO THE CITY OF CALIENTE, NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA, TOGETHER WITH ANY AND ALL IMPROVEMENTS SITUATED THEREON.

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: 02/26/2013

STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)

- a) 003-142-16 _____
- 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: _____

\$35,000.00

b) Deed in Lieu of Foreclosure Only (value of _____)

(\$ _____)

c) Transfer Tax Value: _____

\$35,000.00

d) Real Property Transfer Tax Due _____

\$136.50

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: Cliff Baker and Rosanna Baker

Howard Hopkinson and

Print Name: Leo Santoro

Address: 365 Quandt Ranch Road

Address: P.O Box 531456

City: San Jacinto

City: Henderson

State: CA Zip: 92583

State: NV Zip: 89053

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

First American Title Insurance

Print Name: Company

File Number: 119-2442199 BM/BM

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)