

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$83.85

Recorded By: AE

Book- 278 Page- 0245

A.P. No. 004-031-21
Escrow No. 119-2436760-BM/VT
R.P.T.T. \$83.85



0143038

WHEN RECORDED RETURN TO:

Edward Stewart
P.O. Box 297
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

Edward Stewart
P.O. Box 297
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Daniel Hooge, Public Administrator Of the estate of John Allen McBirney, Deceased

do(es) hereby GRANT, BARGAIN and SELL to

Edward Stewart, a married man as his sole and separate property

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

ALL THAT PROPERTY SITUATE IN LOT 2 OF BLOCK 44 EXCEPTING THEREFROM THAT PROPERTY COMMENCING AT THE NORTHWEST CORNER OF LOT 2 IN BLOCK 44 THENCE EAST 167.5 FEET TO THE TRUE POINT OF BEGINNING THENCE CONTINUING EASTERLY 80 FEET; THENCE SOUTH 125 FEET; THENCE WEST 80 FEET; THENCE NORTH 125 FEET TO THE TRUE POINT OF BEGINNING.

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: 01/31/2013



John Allen McBirney

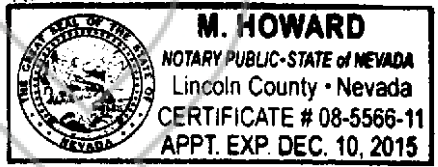
By: Daniel Hooge, Public Administrator,
Of the estate of John Allen
McBirney, Deceased

STATE OF NEVADA)
LINCOLN: ss.
COUNTY OF ~~CLARK~~)

This instrument was acknowledged before me on

April 23, 2013 by
~~John Allen McBirney~~ Daniel M. Hooge, Estate Administrator
for John Allen McBirney

Notary Public
(My commission expires: Dec. 10, 2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/31/2013 under Escrow No. 119-2436760

STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)
 - a) 004-031-21
 - b)
 - c)
 - d)

2. Type of Property

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a) Total Value/Sales Price of Property: \$21,500.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$21,500.00
- d) Real Property Transfer Tax Due \$83.85

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: [Signature] Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Daniel Hooge, Public
 Administrator Of the estate of
 Print Name: John Allen McBirney, Deceased
 Address: P.O. Box 60
 City: Pioche
 State: NV Zip: 89043

Print Name: Edward Stewart
 Address: P.O. Box 297
 City: Alamo
 State: NV Zip: 89001

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

First American Title Insurance
 Print Name: Company
 7201 West Lake Mead Boulevard, Suite
 Address 212
 City: Las Vegas

File Number: 119-2436760 BM/BM
 State: NV Zip: 89128