

Official RecordRecording requested By
FIRST AMERICAN TITLE COMPANYLincoln County - NV
Leslie Boucher - RecorderFee: \$16.00 Page 1 of 3
RPTT: \$585.00 Recorded By: AE
Book- 281 Page- 0589

2450696 WB

APN:011-170-14
ESCROW NO: 03309267-330-LD1
WHEN RECORDED MAIL TO and
MAIL TAX STATEMENT TO:



0143942

Litany Rosequist5970 Ruffian Rd
Las Vegas, NV 89149

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$ 585.00

THIS INDENTURE WITNESSETH: That

Tim Ryan and Maureen Ryan, husband and wife as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Gordon Marx and Tamara Marx, husband and wife and Daniel Rosequist and Litany Rosequist, husband and wife and Ryan Marx, a single man and Karsten Smith and Karah Smith, Husband and wife all as joint tenants.

all that real property situated in the County of Lincoln, State of Nevada, described as follows:

For legal description of the real property, see Exhibit A attached hereto and made a part hereof.

SUBJECT TO: 1. Taxes for the fiscal year 2013 - 2014
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.



Witness my hand this 29th day of August, 2013.

Tim Ryan
Tim Ryan

Maureen Ryan
Maureen Ryan

STATE OF NEVADA }
COUNTY OF *Clark* } ss:

On 08-29-13, personally appeared before me, a Notary Public in and for said County and State, Maureen Ryan and Timothy Ryan _____

who acknowledged to me that They executed the same.

WITNESS my hand and official seal.

B. Andreas
NOTARY PUBLIC in and for said County and State.

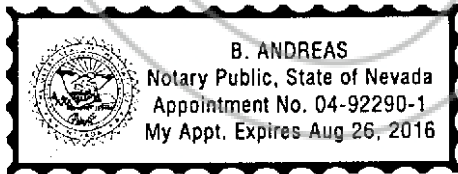
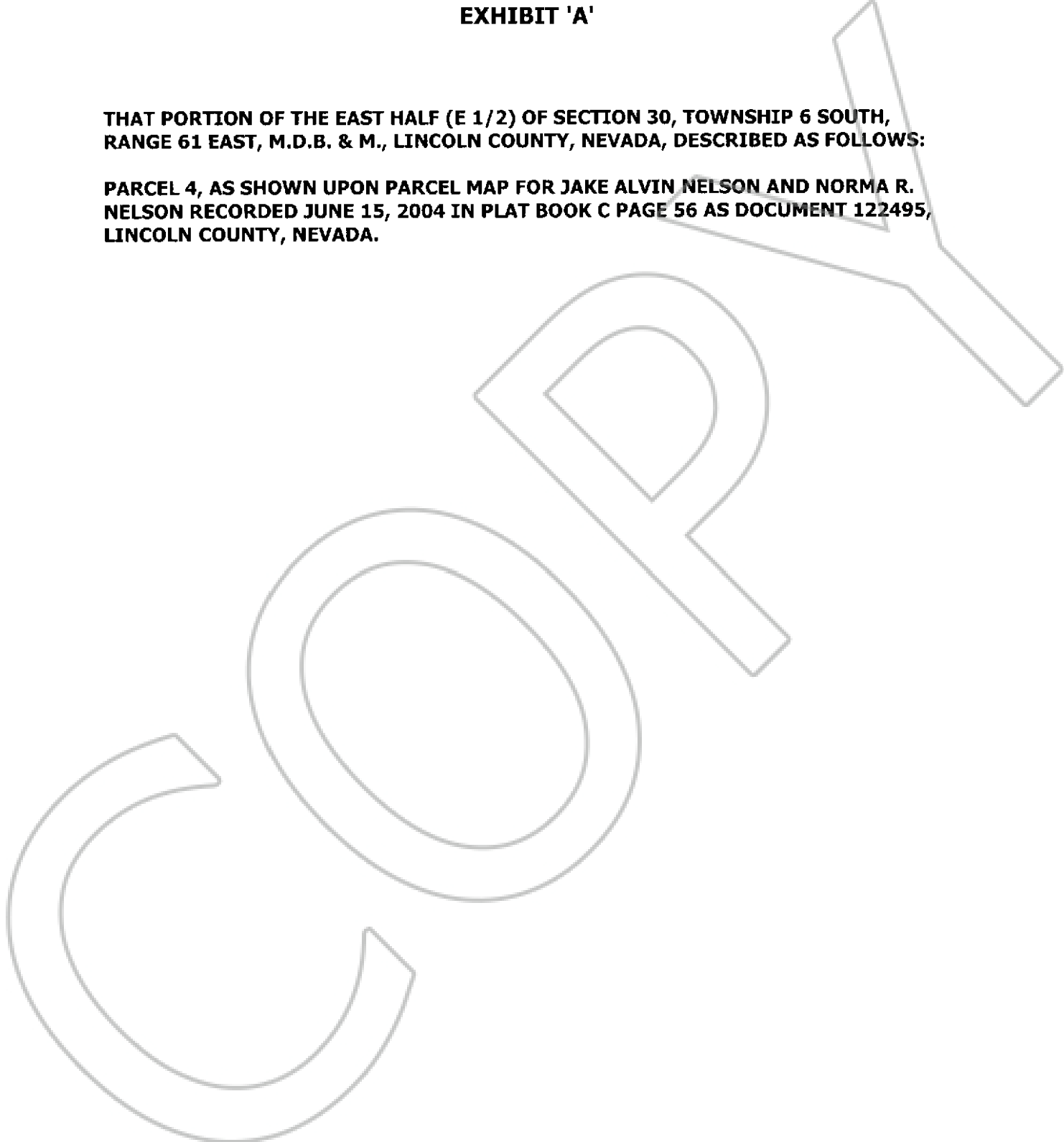




EXHIBIT 'A'

**THAT PORTION OF THE EAST HALF (E 1/2) OF SECTION 30, TOWNSHIP 6 SOUTH,
RANGE 61 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**PARCEL 4, AS SHOWN UPON PARCEL MAP FOR JAKE ALVIN NELSON AND NORMA R.
NELSON RECORDED JUNE 15, 2004 IN PLAT BOOK C PAGE 56 AS DOCUMENT 122495,
LINCOLN COUNTY, NEVADA.**



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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 011-170-14
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property:

\$150,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c. Transfer Tax Value: \$150,000.00
d. Real Property Transfer Tax Due: \$ 585.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 Tim Ryan Capacity Seller
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Tim Ryan & Maureen Ryan
Address: 6826 DIXON NELSON AVE
City/State/Zip: LAS VEGAS, NV 89131

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Litany Rosequist
Address: 5970 Ruffian Rd
City/State/Zip: Las Vegas, NV 89149

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

Lawyers Title of Nevada
2600 Paseo Verde Parkway #100
Henderson, NV 89074

Escrow #: 3309267-330-LD1
Escrow Officer: Loryann Dixon

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

2450696 w3
C/O First American Title, 5310 KIETZKE LN. #100, Reno, NV 89511

Garden's Tamara Marx
Daniel Rosequist
Ryan Marx
Karsten Smith
Karah Smith