

Official Record

Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$40.00 Page 1 of 2
RPTT: \$85.80 Recorded By: AE
Book- 291 Page- 0636



A.P.N. 001-341-08
R.P.T.T. \$85.80
Escrow No. 48090
Recording Requested By:
Cow County Title Co.
Mail Tax Statements To:
Same as below
When Recorded Mail To:
JAMES R. SHANE and JANICE L. SHANE, Co-Trustees
P O Box 252
Pioche, NV 89043

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That MIKE R. ROMERO and TONI R. ROMERO, husband and wife as joint tenants for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to JAMES R. SHANE and JANICE L. SHANE, Co-Trustees of THE SHANE FAMILY TRUST dated July 30, 2003 and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

- 1. Taxes for fiscal year;
- 2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 15, 2014

Mike R. Romero
MIKE R. ROMERO
Toni R. Romero
TONI R. ROMERO

State of Nevada } ss.
County of Clark

This instrument was acknowledged before me on 11/24/14
by MIKE R. ROMERO, TONI R. ROMERO

Signature: *[Signature]*
Notary Public

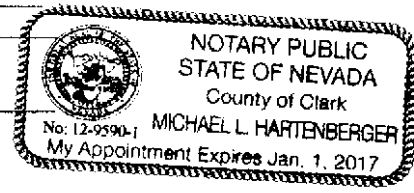




Exhibit A

File Number: 48090

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

That parcel situate in the Northeast Quarter (NE1/4) of Section 15, Township 1 North, Range 67 East, M.D.B.& M., more particularly described as follows:

Parcel 51 as shown on Parcel Map for James Vincent recorded March 8, 1999 in the Office of the County Recorder of Lincoln County, Nevada, in Book B of Plats, page 190 as File No. 112426, together with that Certificate of Amendment recorded March 17, 1999 in Book B of Plats, page 197 A/B as File No. 112463, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2014 - 2015: 001-341-08

Recording requested By
 COW COUNTY TITLE COMPANY

**STATE OF NEVADA
 DECLARATION OF VALUE**

Lincoln County - NV

Leslie Boucher - Recorder

FOR RECORDER'S O
Document/Instrumer
Book _____
Date of Recording: _____
Notes:

Page 1 of 1 Fee: \$40.00
 Recorded By: AE RPTT: \$85.80
 Book- 291 Page- 0636

1. Assessor Parcel Number(s)

- a) 001-341-08
- b) _____
- c) _____
- d) _____

2. Type of Property

- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property

Total Value/Sales Price of Property	<u>\$22,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) (_____)	
Transfer Tax Value	<u>\$22,000.00</u>
Real Property Transfer Tax Due:	<u>\$85.80</u>

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 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:** **Seller/Grantor**

Signature: *James R. Romero* *James L. Boucher* **Capacity:** **Buyer/Grantee**

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Print Name: MIKE R. ROMERO
TONI R. ROMERO
 Address: 115 Ocotillo
 City/State/Zip Henderson, NV 89015

Print Name: THE SHANE FAMILY TRUST
dated July 30, 2003
 Address: P O Box 252
 City/State/Zip Pioche, NV 89043

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: Cow County Title Co. Escrow No 48090
 Address: P.O. Box 518
328 Main St
Pioche, Nevada 89043