

After Recording Return to:

Christy Brandon
Questa Mortgage
P.O. Box 1856
Bigfork, MT 59911

175726

005-090-19

WARRANTY DEED

This Indenture, made this 22 day of December, 2000, between **JEFFREY A. LYNN**, an Unmarried Man, of P. Box 211042, Crescent Valley, Nevada 89821, GRANTOR, and **RICHARD H. TAYLOR AND MARLENE M. TAYLOR**, Husband and Wife, of 308 W. Seattle Avenue, Shelt Washington 98584, GRANTEE.

WITNESSETH, for me received, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby convey, grant, release, and remise unto Grantees, their successors and assigns forever, all that real property lying and being in Eureka County, State of Nevada, more particularly described as follows:

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 23: S1/21/4;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, as reserved by Southern Pacific Company, a Corporation, in Deed recorded April 1959, in Book 25, Page 290, Deed Records, Eureka County, Nevada.

SUBJECT to exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights and rights of way of record.

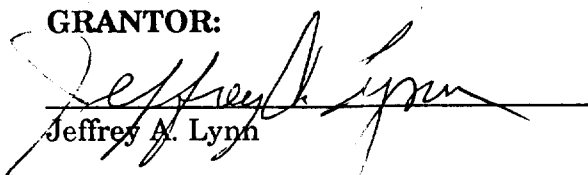
TOGETHER with all tenements, hereditaments, and appurtenances, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest; right of dower, right of homestead, possession, claim, and demand whatsoever, as well in law as in equity, of the said Grantor of, in or to the said premises, and every part and parcel thereof, with appurtenances thereto belonging,

TO HAVE AND TO HOLD, all and singular the above-described premises unto the said Grantees, their successors and assigns, forever. Grantor, his successors and assigns, do hereby covenant that they will forever warrant and defend all right, title and interest in and to the said premises and the quiet and peaceable possession thereof, unto the Grantees and their successors and assigns, against all acts and deed of the Grantor, and all and every person and persons whatsoever lawfully claiming or to claim the same, EXCEPT FOR that certain Deed of Trust dated May 19, 2000, and recorded May 22, 2000, in Book 334, Page 224 as Document Number 174435, records of Eureka County, Nevada.

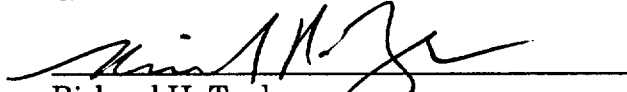
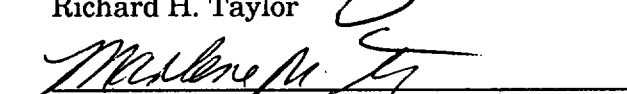
GRANTEES HEREBY ASSUME and agree to pay the indebtedness secured by and agree to perform all obligations arising under that Deed of Trust dated May 19, 2000, and recorded May 22, 2000, in Book 334, Page 224 as Document Number 174435, records of Eureka County, Nevada. The final Promissory Note and original Deed of Trust described above are now held by Flathead Bank of Bigfork, P.O. Box 308, Bigfork, Montana 59911, under the terms, conditions and instructions of an Escrow Agreement dated May 19, 2000. Said Escrow Agreement is incorporated herein as though set forth in full and Grantees agree to be bound by the Escrow Agreement.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first hereinbefore written.

GRANTOR:


Jeffrey A. Lynn

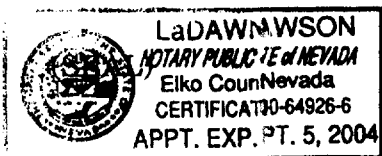
GRANTEES:


Richard H. Taylor

Marlene M. Taylor

60121000

STATE OF NEVADA)
 : SS
County of)

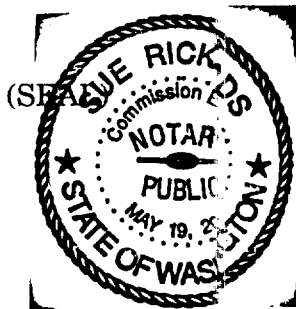
* This instrument was knowledged before me on this 18th day of December, 2000, by Jeffrey A. Lynn.



LaDawn Wason
Notary Public for the State of Nevada
Residing at: Orlin Nevada
My Commission Expires: 9-5-2004

STATE OF WASHINON)
 : SS
County of Thurston)

This instrument was knowledged before me on this 22 day of December, 2000, by Marlene M. Taylor and Richard H. Taylor.



Sue Rickards
Notary Public for the State of Washington
Residing at: Olympia
My Commission Expires: 5-19-02

BOOK 339 PAGE 280
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
01 JAN -5 AM 9:28
LUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 8.00

175726

State of Nevada
Declaration of Value

1. Assessor Parcel Number(s)
a) 005-090-19
b) _____
c) _____
d) _____
2. Type of Property:
a) ☒ Vacant Land ☐ Single Fam. Res.
c) ☐ Condo/Townhouse ☐ 2-4 Plex
e) ☐ Apt. Bldg. ☐ Comm'l/Ind'l
g) ☐ Agricultural ☐ Mobile Home
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>175726</u>
Book: <u>339</u>	Page: <u>280</u>
Date of Recording: <u>01-05-01</u>	
Notes: _____	

3. Total Value/Sales Price of Property: \$ 21,000.00
Deduct Assumed Liens and/Encumbrances: (_____)
(Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)
Transfer Tax Value per NRS 3.010, Section 2: \$ _____
Real Property Transfer Tax Due: \$ 27.30
4. If Exemption Claimed: N
a. Transfer Tax Exemption or NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage by transferred: N/A %

The undersigned Seller (Grantor) or Buyer (Grantee), 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 called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, other determination of additional due, may result in a penalty of 10% of the tax due plus interest at 1 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Seller Signature: _____
Print Name: Jeffrey Aynn
Address: P.O. Box 1042
City: Crescent Valley, NV
State: Nevada Zip: 89821
Telephone: (775) 778-05
Capacity: _____

Buyer Signature: _____
Print Name: Richard & Marlene Taylor
Address: 308 W Seattle Ave.
City: Shelton
State: WA Zip: 98584
Telephone: (360) 426-5214
Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: Questa Mortgage Esc. #: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED