

176559

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS DEED
AND MAIL TAX STATEMENTS TO:

Patricia Paul
P.O. Box 211115
Crescent Valley, Nevada 89821

A.P.N. 02-022-06

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 14th day of June, 01, by and between Ivan D. Broadway and Deborah Broadway, husband and wife, the "Grantors" and Patricia Paul and Tri Doescher, whose addresses are respectively P.O. Box 211115, Crescent Valley, Nevada 89821 and 810 C. Street, Elko, Nevada 89801, the "Grantees".

WHEREAS, the Grantors hold legal title to certain real property located in the County of Eureka, State of Nevada and more particularly described as follows, to-wit:

Lot 10 Block 5 of Crescent Valley Ranch & Farms Unit No. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada, as File Number 34081. APN 02-022-06.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 1, Eureka County, Nevada

WHEREAS, the Grantors desire to convey to the Grantees in fee simple all of their rights, title, and interests to the aforementioned property.

NOW THEREFORE consideration of TEN DOLLARS (\$10.00), lawful money of the United States, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantors, the Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants with the right of survivorship, the aforementioned real property.

TOGETHER WITH and singular the ways, easements, rights, privileges and appurtenances thereto in any way appertaining, all buildings and improvements thereon and all the estate, right, title, interest and claim, either at law or in equity, of the Grantors in the said real property

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IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed as of the day and year first written above.

Ivan D. Broadway
Ivan D. Broadway

Deborah Broadway
Deborah Broadway

State of Nevada
County of ~~Eureka~~ *Elko*

On June 17th, 01, before me, LINDA JENSEN a Notary Public in and for said state, personally appeared Ivan and Deborah Broadway, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same in their authorized capacity.

Witness my hand and official seal.

Linda Jensen
Notary Public in and for said State

LINDA JENSEN
of ELKO COUNTY
A NOTARY PUBLIC
IN AND FOR THE STATE OF NEVADA
COMMISSION NO 94-5247-6
My Comm. Expires October 12, 2002

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Patricia Paul
01 JUN 19 PM 3:33

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 8⁰⁰

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State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
 a) # 002-022-06
 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 Single Family + Mobile Home

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>176 559</u>
Book:	<u>341</u> Page: <u>444</u>
Date of Recording:	<u>6/19/01</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$ 40,000.00
 Deduct Assumed Liens and/encumbrances: (_____)
 (Provide recording information: Doc/Instrument #: _____ Book: _____ Page: _____)

Transfer Tax Value per NRS 3910, Section 2: \$ _____
 Real Property Transfer Tax Due: \$ 52.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption or NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage by transferred: _____ %

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 if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or 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

Seller Signature: Ivan D Broway
 Print Name: Ivan D Broway
 Address: 20497 Ontario Ave
 City: Burney
 State: CA Zip: 96013
 Telephone: (530) 335 702
 Capacity: _____

BUYER (GRANTEE) INFORMATION

Buyer Signature: _____
 Print Name: Patricia Paul + Lori Driescher
 Address: PO Box 21115 810 C St.
 City: Crescent Valley
 State: Nevada Zip: 89801
 Telephone: () _____
 Capacity: _____

COMPANY REQUESTING RECORDING

Co. Name: _____ Esc. #: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)