

Documentary Transfer Tax \$ 4.55

**177141**

- Computed on full value of property cued
  - Computed on full value less liens and encumbrances remaining thereon at time of transfer
- Under penalty of perjury

Account #01560001786 (AC-178)

CATTLEMEN'S TITLE GUARANTEE COMPANY

By

Kathryn Carnahan  
 Signature of declarant or agent determined from name

# Joint Tenancy Deed

THIS INDENTURE, made: 25th DAY OF October, ~~19~~ 2001, by and between CATTLEMEN'S TITLE GUARANTEE (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

JAMES G. FELL AND ANCY E. FELL, husband and wife

hereinafter referred to as Grantees, whose address is

1500 Clearcreek Ct.  
Placerville, CA 9566

MAIL TAX BILL TO:  
 James & Nancy Fell  
 1500 Clearcreek Ct., Placerville, CA 95667

WITNESSETH:

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and the heirs and assigns of survivor forever, all that certain real property situate in the County of Eureka, State Nevada that is described as follows:

Lot 1, Block 10, CRESCENT VALLEY RANCH & FARMS UNIT 4

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

APN #3-095-01

TO HAVE AND TO HOLD said premises together with the appurtenances, unto Grantees as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF Grantor has caused this conveyance to be executed the day and year first above written.

CATTLEMEN'S TITLE GUARANTEE COMPANY,  
 as Trustee

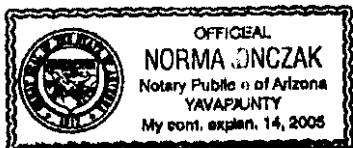
BY: Kathryn Carnahan  
 Kathryn Carnahan  
 TITLE: Trust Officer

STATE OF ARIZONA )  
 ) SS  
 COUNTY OF MARICOPA )

On October 25, 01,  
 personally appeared before me a Notary Public,  
Kathryn Carnahan

who acknowledged that she executed the above instrument.

Norma J. Ponca  
 NOTARY PUBLIC



FORM JT-L

BOOK 344 PAGE 396  
 OFFICIAL RECORDS  
 RECORDED AT THE REQUEST OF  
Cattlemen's Title Guarantee  
 01 OCT 29 PM 1:27

EUREKA COUNTY NEVADA  
 M.N. REBALEATI, RECORDER  
 FILE NO. FEES 14.00

**177141**

BOOK 344 PAGE 396

# STATE OF NEVAA DECLARATION F VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>177141</u>
Book: <u>344</u>	Page: <u>396</u>
Date of Recording:	<u>10-29-01</u>
Notes:	_____

1. Assessor Parcel Numt (s)  
 a) 3-095-01  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhs  | 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        |                             |                 |

3. Total Value/Sales Pn of Property: \$ 3,450.00  
 Deed in Lieu of Forecløe Only (value of property) \$  
 Transfer Tax Value: \$ 3,450.00  
 Real Property Transfer Tax Due: \$ 4.55  
 (Tax is computed at 5¢ per \$500 value)

4. If Exemption Claimed  
 a. Transfer Tax Exempt, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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. Cattleman's Title Guarantee Co., Trustee  
 Signature By Kathryn Carnahan Capacity Seller  
 Signature Kathryn Carnahan, Trust Officer Capacity \_\_\_\_\_

SELLER (GRANTOR) FORMATION		BUYER (GRANTEE) INFORMATION	
(REQUIRED)		(REQUIRED)	
Print Name:	<u>Cattlemen Title Guarantee</u>	Print Name:	<u>James G. &amp; Nancy E. Fell</u>
Address:	<u>1930 S. Ison Rd., #2</u>	Address:	<u>1500 Clearcreek Ct.</u>
City:	<u>Mesa,</u>	City:	<u>Placerville,</u>
State:	<u>AZ</u> Zip: <u>85202</u>	State:	<u>CA</u> Zip: <u>95667</u>

**COMPANY/PERSON REQUESTING RECORDING**  
 (REQUIRED IF NOT THE SELLER BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)