

RPTT: _____

APN: 01-161-14**GRAN, BARGAIN, and SALE DEED**

THIS INDENTURE WITNESSETH that Alice R. Tognoni and Gary L. Bowers, spouses of Louis Joseph Tognoni and Annette Bowers
 (hereinafter called GRANTOR(S)) consideration of \$ 10.00, the receipt of which is hereby acknowledged, do hereby GRANT, RGAIN, SALE and CONVEY to: Grace A. Tognoni and Gladys Patricia Goicoechea, as Joint Tenas with right of survivorship, not as Tenants in Common.
 (hereinafter called GRANTEE(S)) all real property situate in the City of Eureka
 County of Eureka, State of Nevada

bounded and described as follows: (with legal description AND commonly known street address) A parcel of land north of Block 45, and more particularly described as follows: BEGINNING at a point at the NE corner of Lot 1 in Block 45, THENCE N 8°33' a distance of 62 feet to the south side line of Block 32; THENCE S. 82°56'W. along sa south line of Block 32, a distance of 150 feet; THENCE S 8°33'E. a distance of 62 feet to a int; THENCE N 82°56'E. a distance of 7.76 feet to the NW corner of Lot 1 in Block 45; THENCE N 81°27'E. and extending along the north side line of Lot 1 in Block 45, a distance of 142. feet to the point of beginning. Plus: see Exhibit "A" attached hereto. Together with house and improvements situate thereon.

Together with all singular hereditam and appurtenances hereunto belonging or in any way appertaining to.

IN WITNESS WHEREOF, I/We have eunto set my hand/our hand(s) this 23 day of January, 2002.

Alice R. Tognoni
 Signature of Grantor
Alice R. Tognoni
 Print or type name here



VERA BAUMANN
 Notary Public - State of Nevada
 Aument Recorded in Eureka County
 N.E. 5782-B - Expires May 13, 2003

Gary L. Bowers
 Signature of Grantor
Gary L. Bowers
 Print or type name here

STATE OF NV
 COUNTY OF Washoe

This instrument was acknowledged before me on (date) 4/23/02

By (person(s) appearing before notary public) Gary L. Bowers

Tracy Jo Johnson
 Notary Public
 My commission expires: 6-28-04



TRACY JO JOHNSON
 Notary Public Nevada
 LYNN COUNTY
 My Commission Expires
 June 28, 2004
 No 00-65812-12

RECORDING REQUESTED BY AND MAIL TAX STATEMENT

THIS SPACE FOR RECORDERS USE ONLY

Name: Grace A. Tognoni
 Address: P. O. Box 98
 City/State/Zip: Eureka, NV 893

DED106

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EXHIBIT "A"

Plus additional part described as follows, to-wit:

BEGINNING at a point N 8°33'W, a distance of 51.46 feet from the Northeast Corner of Lot #1, Bk 45, a point on the southside line of Block 32; THENCE N 82°56'E., distance of 9.38 feet to a point on the south side-line of Block 32; THENCE N 8°33'W., a distance of 31.0 feet; THENCE S 82°56'W., a distance of 159.38 feet; THENCE S 8°33'W., a distance of 31.0 feet, a point on a north sideline of Block 32; THENCE N 82°56'E., a distance of 150.0 feet to the point of beginning, a point on the south sideline of Block 32. The abovescribed land contains 4,795 square feet, more or less.

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And the said GYS PATRICIA GOICOECHEA, does hereby promise and agree that GRACE A. TOGNONI is to have the sole use and possession of the above-mentioned and described property and premises during the life of GRACE A. TOGNONI.

To HAVE AND TO HOLD the said premises, together with all and singular the appurtenances to the said Grantees as JOINT-TENANTS and to the survivor of them forever.

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Gladys P. Goicoechea
02 JAN 29 PM 2:57

CLARK COUNTY NEVADA
M.M. REBALEATI, RECORDER
FILE NO. FEES \$15.00

177692

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Num' (s)

- a) 1-161-14
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 177692
Book: 345 Page: 562
Date of Recording: 1-29-02
Notes: _____

2. Type of Property:

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

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section: 4
b. Explain Reason for Exemption: no monies exchanged - family members & family members

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.

Signature Gladys Goichechea Capacity owner
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Gary Livers
Address: 284 Anderson - PO Box 922
City: Fernley, NV 89406
State: NV

(REQUIRED)
Print Name: Gladys Goichechea
Address: PO Box 98
City: Eureka, NV
State: NV Zip: 89316

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)