

Special Warranty Deed

APN: 005-260-28

RECORDED REQUESTED BY AND MAIL FUTURE TAX STATEMENTS TO:

James and Brenda Groff
21009 Cedar Lake Road
Golden, CO 80401

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OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Thaddeus Faeth
2003 DEC 19 PM 2:48

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

184681

SPACE FOR RECORDER'S USE

Grantor: Thaddeus G. Faeth
Of: 4515 South Durango Drive #2113, Las Vegas, NV 89147

Hereby **CONVEYS** **to:**

Grantee: James and Brenda Groff
Of: 21009 Cedar Lake Road, Golden, CO 80401


FOR THE SUM OF TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
the following described tract of land within Eureka County, State of Nevada, to wit:

TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B. & M.
SECTION 17: SE4NW4

Together with all appurtenances there unto belonging. This deed is hereby made expressly subject to all existing recorded restrictions, exceptions, encumbrances, reservations, easements, rights-of-way, conditions, claims, stipulations set forth in the Contract for Deed, obligations, liabilities, and restrictions, including statutes and other laws of municipal, county or other governmental authorities applicable to and enforceable against the premises described herein.

Grantor will only warrant the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.

WITNESS THE HAND OF SAID GRANTOR THIS 17th OF Dec 2003.



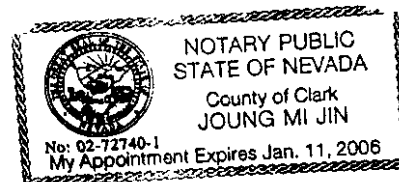
Thaddeus G. Faeth

STATE OF NEVADA }
COUNTY OF CLARK }

On the 17th of Dec 2003, personally appeared Thaddeus G. Faeth, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public



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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 005-260-28
 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/Twnhse | 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 |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument #: 184681
 Book 372 Page: 397
 Date of Recording: 12/19/03
 Notes: _____

3. Total Value/Sales Price of Property \$ 5601.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 5601.00
 Real Property Transfer Tax Due \$ 23.40

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
 Signature _____ Capacity Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Inaddeus Faeth
 Address: 4515 S Durango Dr #2113
 City: Las Vegas
 State: NV Zip: 89147

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: James and Brenda Groff
 Address: 71009 Cedar Lake Rd
 City: Golden
 State: CO Zip: 80401

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)