

# Deed

APN: 2-054-10/2-054-06

BOOK 382 PAGE 139  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Cattlemen's Title  
2004 JUN -1 AM 8:30

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

**187941**

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Robert H. Sellard  
Address: P O Box 211053  
City/State/Zip: Crescent Valley, NV 89821

CONTRACT NO. 01600010730 (CVB-1073)

THIS INDENTURE, made this 18th day of May, 2004, by and between CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

**Robert H. Sellard, a single man, taking title as**  
**Sole and Seperate** hereinafter referred to as Grantee(s)

whose address is P O Box 211053, Crescent Valley, NV 89821

## WITNESSETH:

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantee(s) and to his heirs and assigns forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

**Block 31, Lots 9 & 20, Crescent Valley Ranch & Farms, Unit 1 as recorded.**

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 there-unto belonging or appertaining and the reversion and reversions, remainder and remainder, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s), and to his heirs and assigns forever.

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

CATTLEMEN'S TITLE GUARANTEE COMPANY,  
as Trustee

STATE OF Arizona )  
COUNTY OF Maricopa ) SS

BY: G. Roberta Pratt  
Title: G. Roberta Pratt, CEO

On May 18, 2004, personally appeared before me, a Notary Public, G. Roberta Pratt, CEO who acknowledged that S he executed the above instrument.



Notary Public State of Arizona  
Maricopa County  
Jennifer A. Frank  
Expires November 09, 2007

Jennifer A. Frank  
NOTARY PUBLIC

**187941**

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# STATE OF NEVADA DECLARATION OF VALUE

#01600010730 (CVB-1073)

## 1. Assessor Parcel Number (s)

- a) 2-054-10
- b) 2-054-06
- c) \_\_\_\_\_
- d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# 187941  
Book: 382 Page: 139  
Date of Recording: 6-1-04  
Notes: \_\_\_\_\_

## 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/Indl       |
| 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)	\$	<u>8,800.00</u>
Transfer Tax Value:	\$	<u>8,800.00</u>
Real Property Transfer Tax Due:	\$	<u>35.10</u>
(Tax is computed at 65¢ per \$500 value)		

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, 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. Cattlemen's Title Guarantee Co., Trustee

Signature By Robert H. Sellard Capacity Seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cattlemen's Title Guarantee  
Address: 1930 S. Dobson Rd., #2  
City: Mesa,  
State: AZ Zip: 85202

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert H. Sellard  
Address: P O Box 211053  
City: Crescent Valley  
State: NV Zip: 89821

### COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)