

APN 01-934-02

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LUIS M. CANEDO & DOLORES A. TORRES  
P. O. Box 153  
Eureka, Nevada 89317

BOOK 383 PAGE 185-187  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2004 JUL -1 PM 3:38

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 16<sup>00</sup>

188162

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 16<sup>th</sup> day of JUNE, 2004, by and between LONNIE W. SMITH, Successor Co-Trustee, and GEORGIA C. MEYERS, Successor Co-Trustee, of the HAGER FAMILY TRUST, dated January 24, 2002, parties of the first part, and hereinafter referred to as "Grantors", and LUIS M. CANEDO, an unmarried man, and DOLORES A. TORRES, an unmarried woman, as joint tenants with full right of survivorship, parties of the second part, and hereinafter referred to as "Grantees";

CANEDO

W I T N E S S E T H:

That the said Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States of America, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby grant, bargain and sell unto said Grantees, in joint tenancy and to the survivor of them and to the heirs of such survivor, forever, all those certain lots, pieces or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and bounded and particularly described as follows, to-wit:

.....

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Beginning at the NE corner of said parcel, being a point in common with the NE corner of the General Washington Mill Site (Survey 128B);


Thence S. 14° 45' E., 205.00 feet;  
Thence N. 89° 45' 30" W., 166.96 feet;  
Thence N. 14° 45' W., 170.26 feet;


Thence N. 78° 15' E., 161.5 feet to the point of beginning, being a portion of the General Washington Mill Site (Survey 128B), situate in the Town of Eureka, County of Eureka, State of Nevada.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

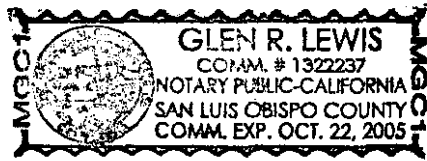
IN WITNESS WHEREOF, the said Grantors have hereunto set their hand the day and year first above written.

  
\_\_\_\_\_  
LONNIE W. SMITH  
Successor Co-Trustee  
HAGER FAMILY TRUST  
Dated: January 24, 2002

  
\_\_\_\_\_  
GEORGIA E. MEYERS  
Successor Co-Trustee  
HAGER FAMILY TRUST  
Dated: January 24, 2002

STATE OF California )  
County of San Luis Obispo ) ss.

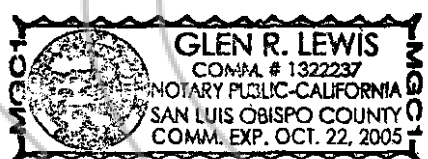
On this 16<sup>th</sup> day of JUNE, 2004, before me, a Notary Public, appeared LONNIE W. SMITH, Successor Co-Trustee of the HAGER FAMILY TRUST, dated January 24, 2002,, known to me to be the person described in and who acknowledged that he executed the above instrument.




  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF California )  
County of San Luis Obispo ) ss.

On this 16<sup>th</sup> day of JUNE, 2004, before me, a Notary Public, appeared GEORGIA C. MEYERS, Successor Co-Trustee of the HAGER FAMILY TRUST, dated January 24, 2002,, known to me to be the person described in and who acknowledged that she executed the above instrument.



  
\_\_\_\_\_  
NOTARY PUBLIC

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):  
 a) 01-034-02  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>188162</u>
Book:	<u>383</u> Page: <u>185-187</u>
Date of Recording:	<u>7-1-04</u>
Notes:	_____

2. Type of Property:  
 a) \_\_\_\_\_ Vacant Land                      b) \_\_\_\_\_ Single Family Res.  
 c) \_\_\_\_\_ Condo/Townhouse              d) \_\_\_\_\_ 2-4 Plex  
 e) \_\_\_\_\_ Apartment Bldg.              f) XX Comm'l/Ind'l  
 g) \_\_\_\_\_ Agricultural                  h) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 65,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 65,000.00  
 Real Property Transfer Tax Due: \$ 253.50

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: Luis Canedo Capacity: GRANTEE  
 Signature: Dolores A Torres Capacity: GRANTEE

### SELLER (GRANTOR) INFORMATION

(required)  
 Print Name: LONNIE W. SMITH  
 Address: 8 Blue Jay Court  
 City/State/Zip: Paso Robles, Ca 93446

### BUYER (GRANTEE) INFORMATION

(required)  
 Print Name: Luis M. Canedo  
 Address: P. O. Box 153  
 City/State/Zip: Eureka, Nv 89317

### COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 04271183  
 Address: 665 Campton St. ~ PO Box 150214  
 City/State/Zip: Ely, NV 89315