

BOOK 393 PAGE 17-18
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Frank Lepard
2004 SEP -2 PM 3:54

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 39⁰⁰

APN# 5-670-41

191848

Recording Requested by:

Name Frank Lepard

Address 1595 Call St.

City/State/Zip Lake Luzerne, NY 12846

GRANT, BARGAIN, SALE DEED
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

BOOK **393** PAGE **017**

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANDREW K. SWANSON, a single man, herein called Grantor, in consideration of \$2,850.00.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to:

FRANK LEPARD, herein called Grantee
all that real property situated in EUREKA COUNTY, NEVADA
and described as follows:

THE W ½ OF THE NE ¼ OF THE SW ¼ AND ALSO
THE SE ¼ OF THE NE ¼ OF THE SW ¼ BOTH IN
SECTION 3, TOWNSHIP 28 NORTH, RANGE 52 EAST
30 acres, more or less

Reserving a 30 foot wide easement for ingress, egress, utilities and pipelines around the property and over any existing roads or pipelines. This easement is for the use of all owners in Eureka Co., Nevada

Save and except therefrom, all of the oil, gas, and sulphur, and other liquid hydrocarbon-type minerals, and also coal, in and under and that may be produced from the above described land, together with the usual and customary right of ingress and egress at all times for all purposes related to such mineral reservation, which have been reserved by prior grantors

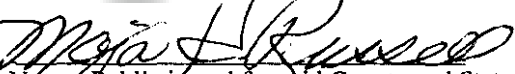
Witness my hand this 9th day of July, 2004



ANDREW K. SWANSON

STATE OF WASHINGTON
COUNTY OF WHATCOM

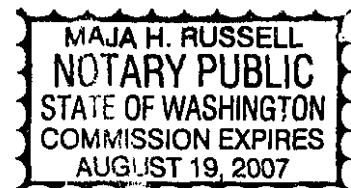
On this 9th day of July, 2004
personally appeared before me, a Notary Public in and for said
County and State, Andrew K. Swanson, personally known to
me to be the person described in and who executed the foregoing
instrument who acknowledged to me that he
executed the same freely and voluntarily and for the uses and purposes
therein mentioned.



Notary Public in and for said County and State

Escrow # 54-10

WHEN RECORDED MAIL TO:



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 5-670-41
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# 191848
Book: 393 Page: 17-18
Date of Recording: 9-2-04
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/Vind't
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) \$ 2,850.00
Transfer Tax Value: \$ -0-
Real Property Transfer Tax Due: \$ 2,850.00
\$ xxx28x 50 11.20 ✓

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 Andrew R. Swanson Capacity _____
Signature Frank Lepard Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Andrew Swanson
Address: PO Box 6205
City: Woodland Hills
State: CA Zip: 91365

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Frank Lepard
Address: 1595 Call St.
City: Lake Luzerne
State: NY Zip: 12846

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)