

BOOK 393 PAGE 20-21
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Frank Lepard
2004 SEP -2 PM 4:07

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

191850

APN# 05-650-21

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 20

Affix R.P.T.T. \$11.40

APN# 5-650-21

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That ANDREW K. SWANSON, a single man, herein called Grantor, in consideration of \$7,600.00, 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 1/2 OF THE NW 1/4 IN SECTION 13,
TOWNSHIP 28 NORTH, RANGE 51 EAST
80 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

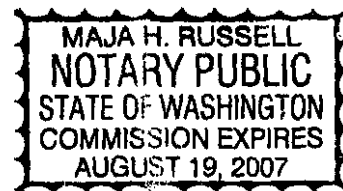
Save and except therefrom, all of the oil, gas, and sulphur, and other liquid hydrocarbon-type minerals, and also coal, in and under and that may be produced from the above described land, together with the usual and customary right of ingress and egress at all times for all purposes related to such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

Witness my hand this 29th day of July, 2004

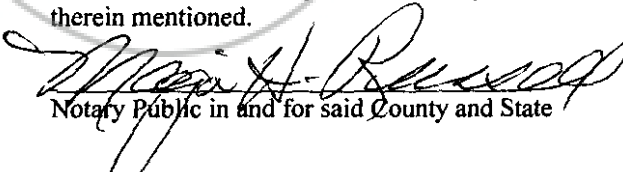


ANDREW K. SWANSON

STATE OF WASHINGTON
COUNTY OF WHATCOM



On this 29th 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 # 61-1

WHEN RECORDED MAIL TO:
Frank Lepard

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>191850</u>
Book: <u>393</u>	Page: <u>20-21</u>
Date of Recording:	<u>9-2-04</u>
Notes:	_____

1. Assessor Parcel Number (s)
 a) 5-650-21
 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
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property:

	\$	<u>7,600.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$	<u>-0-</u>
Transfer Tax Value:	\$	<u>7,600.00</u>
Real Property Transfer Tax Due:	\$	<u>1200 31.20</u>

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 [Signature] Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Andrew Swanson</u>	Print Name: <u>Frank Lepard</u>
Address: <u>PO Box 6205</u>	Address: <u>1595 Call St.</u>
City: <u>Woodland Hills</u>	City: <u>Lake Luzerne</u>
State: <u>CA</u> Zip: <u>91365</u>	State: <u>NY</u> Zip: <u>12846</u>

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)

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