

APN: 003-503-02

Recording Requested  
by & Return to: *File*

Stewart Title of Northeastern Nevada  
810 Idaho Street  
Elko, NV 89801

*04010491-21*

BOOK *398* PAGE *135-137*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2004 OCT 25 PM 2: 04  
EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES *16.00*

**193177**

**GRANT DEED**

FOR CONSIDERATION RECEIVED, MARITZA McCONNELL, also known as MARITZA ARCE, an unmarried person, Grantor, grants, bargains and sells to DENISE R. LEMLER, an unmarried person, as her sole and separate property, Grantee, and the heirs and assigns of the Grantee, forever, the property located in the Town of Beowawe, County of Eureka, State of Nevada, described as follows:

Real property being Lots 1, 2, 3, 4 and 5 of Block 17 of the Town of Beowawe as shown on the plat filed in the Office of the Eureka County Recorder as File No. 2166, Eureka County, Nevada, on June 15, 1908.

TOGETHER WITH all buildings and improvements thereon. *(S)*

TOGETHER WITH all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof, including mineral rights and water rights.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses of record affecting the property.

SUBJECT TO exceptions nos. 1, 2, 3 and 4 listed on Schedule B of the CLTA Preliminary Report issued by Stewart Title Guaranty Company of Northeastern Nevada July 28, 2004, being Order No. 04010491, a copy of Schedule B being attached hereto and made a part hereof by Exhibit "A".

VAUGHAN & HULL, LTD.  
ATTORNEYS AND COUNSELORS  
LAW OFFICE CENTER  
530 IDAHO STREET  
P. O. BOX 1420  
ELKO, NV 89803



At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. Taxes for the fiscal year July 1, 2003 to June 30, 2004, including any secured personal property taxes and any special or district assessments collected therewith, and any other assessments levied by City or County authorities, a lien now due and payable,
  - Total amount : \$251.79
  - 1st installment : \$65.79 Delinquent plus penalties
  - 2nd installment : \$62.00 Delinquent plus penalties
  - 3rd installment : \$62.00 delinquent plus penalties
  - 4th installment : \$62.00 Delinquent plus penalties
  - Assessor Parcel No. : 003-503-02

2. The lien, if any, of supplemental taxes, assessed pursuant to provisions adopted by the Nevada Legislature, and as disclosed by the Nevada Revised Statutes.

3. Reservations and exceptions contained in Deed from DEAN WITTER and HELEN PERKINS WITTER,
  - Recorded : March 17, 1944,
  - : in Book 22, Page 414,
  - : Deed Records, Eureka County, Nevada.

Said reservation and exception recites as follows:

Provided, However, that neither said premises nor any part thereof nor any of the improvements constructed or to be constructed thereon may be used for or in connection with the operation of a saloon business or the sale of liquor.

- 4: Subject to the effect of a Declaration of Homestead,
  - Dated : June 17, 1985
  - Executed by : DENISE R. LEMLER
  - Recorded : June 17, 1985
  - : in Book 136, Page 394, as Document No. 99499,
  - : Official Records of Eureka County, Nevada.

5. The effect of a Quitclaim Deed dated September 25, 2003, executed by DENISE R. LEMLER, as grantor to MARITZA MCCONNELL, AS GUARDIAN TO JOHN D. MCCONNELL, A MINOR, as grantee, recorded October 6, 2003, in Book 366, Page 150, Official Records, Eureka County, Nevada.

Said deed contains on erroneous description.

Note: The requirement that prior to close of escrow, an Order Continued on next page

**State of Nevada  
Declaration of Value**

| FOR RECORDERS OPTIONAL USE ONLY |                                |
|---------------------------------|--------------------------------|
| Document/Instrument #           | <u>193177</u>                  |
| Book                            | <u>398</u> Page <u>135-137</u> |
| Date of Recording:              | <u>10/25/04</u>                |
| Notes:                          |                                |

**1. Assessor Parcel Number(s)**

- a) 003-503-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**3. Total Value/Sales Price of Property:** \$ 66,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 128.70  
 (Tax is computed at \$1.95 per \$500 value)

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 9
- b. Explain Reason for Exemption: Transfer from daughter to mother

5. Partial Interest: Percentage being transferred: 50 %

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 [Signature] Capacity Attorney for Seller  
 Signature [Signature] Capacity Attorney for Buyer

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

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

Print Name: Maritza McConnell, aka Maritza Arce  
 Address: 360 No. 1st Street, #47  
 City: El Cajon  
 State: CA 92021

Print Name: Denise R. Lemler  
 Address: 360 No. 1st Street, #25  
 City: El Cajon  
 State: CA 92021

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

Print Name: Stewart Title of Northeastern Nevada Escrow # 04010491  
 Address: 810 Idaho Street  
 City: Elko State: NV Zip: 89801