

APN: 003-503-02

Recording Requested by
& Return to: *File*

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

0410491-21

BOOK *398* PAGE *138-140*
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2004 OCT 25 PM 2:10

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES *16.00*

193178

GRANT DEED

FOR CONSIDERATION RECEIVED, MARITZA McCONNELL, also known as MARITZA ARCE, an unmarried person who has been duly appointed guardian Ad Litem of her son, JOHN DAVID McCONNELL, also known as JOHN D. McCONNELL, a minor, by order of the DISTRICT COURT OF THE SEVENTH JUDICIAL DISTRICT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF EUREKA, made and filed on the 17th day of September, 2004, and which appointment is for the specific purpose of executing a Deed conveying all right, title and interest of JOHN DAVID McCONNELL, also known as JOHN D. McCONNELL, to the Grantee herein, whereby as Grantor, grants, bargains and sells to DENISE R. LEMLER, an unmarried woman, 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. *CS*

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.

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

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".

TO HAVE AND TO HOLD the property with the appurtenances to the Grantee and to the heirs and assigns of the Grantee, forever.

SIGNED this 1st day of October, 2004.

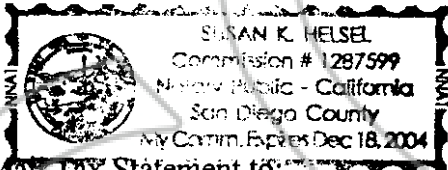
GRANTOR:

Mary McConnell aka Mary Arce

MARITZA McCONNELL, aka MARITZA ARCE, Guardian Ad Litem for JOHN DAVID McCONNELL, aka JOHN D. McCONNELL, a minor

STATE OF CALIFORNIA)
) SS.
COUNTY OF San Diego)

This instrument was acknowledged before me on the 1st day of October 2004, by MARITZA McCONNELL also known as MARITZA ARCE, Guardian Ad Litem of JOHN DAVID McCONNELL, a minor.



Susan K. Helsel
NOTARY PUBLIC

Main Tax Statement to:

HC 60 Box 3-15
Beowawe, NV 89821

VAUGHAN & HULL, LTD.
ATTORNEYS AND COUNSELORS
LAW OFFICE CENTER
530 IDAHO STREET
P. O. BOX 1420
ELKO, NV 89603

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

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State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 003-503-02
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 193178
Book 398 Page 138-140
Date of Recording: 10-25-84
Notes: _____

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: \$ 90 128.70
(Tax is computed at \$1.95 per \$500 value)

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 8
b. Explain Reason for Exemption: Transfer from grandson to grandmother to clear title pursuant to court order dated September 17, 2004.

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 Robert Wagner

Capacity Attorney for Seller

Signature Robert Wagner

Capacity Attorney for Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Maritza McConnell, aka Maritza Arce
Guardian ad litem for John David McConnell

Address: 360 No. 1st Street, #47

City: El Cajon

State: CA 92021

BUYER (GRANTEE) INFORMATION (REQUIRED)

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)