

Deed

APN: 003-433-02

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: DELBERT ADAMS & JOSEPH LATRONICA
Address: 3682 DAGGETT
City/State/Zip: RIVERDALE, CA 93656

CONTRACT NO. 01600181148 (FSTL-1148)

THIS INDENTURE, made this 4TH day of NOVEMBER, 2004, by and between CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

DELBERT ADAMS, A MARRIED MAN, AND JOSEPH LATRONICA, A MARRIED MAN, TAKING TITLE AS TENANTS IN COMMON

hereinafter referred to as Grantee(s), whose address is 3682 DAGGETT, RIVERDALE, CA 93656

WITNESSETH:

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantee(s) and to THEIR heirs and assigns forever, all that certain real property situate in the County of EUREKA, State of NEVADA that is described as follows:

SECTION 13, TOWNSHIP 31 N., RANGE 49 E., LOT 41 PIONEER PASS PARCELS

RESERVING UNTO Grantor, its successors and assigns, for roadway, transmission and utility purposes, a perimeter easement 30 feet in width measured inward from, and the interior boundary of said easement running parallel to, each of the exterior boundaries of the property herein described.

SUBJECT TO taxes for the present fiscal year, and subsequently/ covenants, conditions, restrictions, exceptions and reservations. easements, encumbrances, leases or licenses, rights and rights of way of record, if any. TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s), and to THEIR heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed the day and year first above written.

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

On NOVEMBER 4, 2004, personally appeared before me, a Notary Public, G. ROBERTA PRATT who acknowledged that S he executed the above instrument.

CATTLEMEN'S TITLE GUARANTEE COMPANY,
as Trustee

BY: G. Roberta Pratt
Title: G. ROBERTA PRATT, CEO

194653



Notary Public State of Arizona
Maricopa County
Jennifer A. Frank
Expires November 09, 2007

Jennifer A. Frank
NOTARY PUBLIC

BOOK 402 PAGE 184

BOOK 402 PAGE 184
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Cattlemen's Title
2004 DEC 22 AM 8:22

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. 194653 FEES 14.00

STATE OF NEVADA
DECLARATION OF VALUE

01600181148 (FSTL-1148)

1. Assessor Parcel Number (s)

- a) 003-433-02
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>194653</u>
Book:	<u>402</u>
Page:	<u>181</u>
Date of Recording:	<u>12-22-04</u>
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/Indl |
| 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)

Transfer Tax Value:

Real Property Transfer Tax Due:

(Tax is computed at 65¢ per \$500 value)

\$ 7,950.00

\$

\$ 7,950.00

\$

\$ 31.20

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____

%

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. Cattlemen's Title Guarantee Co., Trustee

Signature By Roberta Pardo Capacity Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cattlemen's Title Guarantee

Address: 1930 S. Dobson Rd., #2

City: Mesa,

State: AZ Zip: 85202

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: DELBERT ADAMS & JOSEPH LATRONICA

Address: 3682 DAGGETT

City: RIVERDALE

State: CA Zip: 93656

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)