

# Deed

BOOK 402 PAGE 191  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Cattlemen's Title*  
2004 DEC 22 AM 8:29

EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 14<sup>00</sup>

**194660**

APN: 002-034-13

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO  
Name: JOSEPH M. OAKES AND LUDONNA OAKES  
Address: P.O. BOX 211033  
City/State/Zip: CRESCENT VALLEY, NV 89821

CONTRACT NO. 01600510622 (THI-1062)

THIS INDENTURE, made this 4TH day of NOVEMBER, 20 04, by and between CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and JOSEPH M. OAKES AND LUDONNA OAKES, HUSBAND AND WIFE, TAKING TITLE AS JOINT TENANTS W/R/S hereinafter referred to as Grantee(s)

whose address is P.O. BOX 211033, CRESCENT VALLEY, NV 89821

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:

LOT 2, BLOCK 16, CRESCENT VALLEY RANCH AND FARMS, UNIT 1

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 there-unto belonging or appertaining and the reversion and reversions, remainder and remainder, 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.

CATTLEMEN'S TITLE GUARANTEE COMPANY,  
as Trustee

STATE OF ARIZONA )  
  ) SS  
COUNTY OF MARICOPA )

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

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



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

*Jennifer A. Frank*  
NOTARY PUBLIC

**194660**

# STATE OF NEVADA DECLARATION OF VALUE

01600510622 (THI-1062)

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>194668</u>
Book:	<u>402</u> Page: <u>191</u>
Date of Recording:	<u>12-22-04</u>
Notes:	

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

- a) 002-034-13
- 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/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:**

Deed in Lieu of Foreclosure Only (value of property)	\$	<u>4,350.00</u>
Transfer Tax Value:	\$	<u>4,350.00</u>
Real Property Transfer Tax Due:	\$	<u>17.55</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: \_\_\_\_\_ %**

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 [Signature] Capacity Seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
Print Name: Cattlemen's Title Guarantee  
Address: 1930 S. Dobson Rd., #2  
City: Mesa,  
State: AZ Zip: 85202

(REQUIRED)  
Print Name: JOSEPH & DONNA OAKES  
Address: P.O. BOX 211033  
City: CRESCENT VALLY, NV 89821  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_