

A.P.N. # 002-033-318

R.P.T.T. \$ 62.40

ESCROW NO. 04203141

RECORDING REQUESTED BY:
STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:
Richard E. Knight

WHEN RECORDED MAIL TO:
Richard E. Knight
1032 Weigewood Avenue
Rosemead, CA 93560

BOOK **405** PAGE **102-103**
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co.
2005 FEB -3 AM 9:20

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. **195603**
FEES **15⁰⁰**

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Eugene T. Phillips, a widower**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Richard E. Knight and Rebekah E. Knight, husband and wife as joint tenants**

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **Eureka** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **January 11, 2005**

Eugene T. Phillips
Eugene T. Phillips



STATE OF NEVADA }
COUNTY OF EKO } ss.

This instrument was acknowledged before me on 1/13/2005
by Eugene T. Phillips

Signature *Gayle Ratliff*
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 04203141

The land referred to herein is situated in the State of Nevada, County of Eureka unincorporated area described as follows:

Lot 16, Block 13, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

195603

BOOK 405 PAGE 103

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 002-033-318
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) _____ Vacant Land
- b) _____ Single Family Res.
- c) _____ Condo/Townhouse
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg.
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) XX Mobile Home
- i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>48 195603</u>
Book:	<u>405</u> Page: <u>102-103</u>
Date of Recording:	<u>2-3-05</u>
Notes:	_____

3. Total Value/Sales Price of Property

\$ 26,000.00 *Res Corone*

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 16,000.00

Real Property Transfer Tax Due:

\$ 62.40

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: Eugene T. Phillips Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Eugene T. Phillips

Address: PO Box 211118

City/State/Zip: Crescent Valley, NV 89821

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Richard E. Knight

Address: 1032 Wedgewood Avenue

City/State/Zip: Rosemond, CA 93560

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04203141

Address: 810 Idaho Street

City/State/Zip: Elko, Nevada 89801