

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. FEES 15<sup>00</sup>

195603

(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

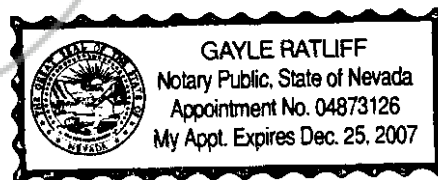
and to the heirs and assigns of such Grantee forever, all that real property situated in the unincorporated area County of Eureka State of Nevada, bounded and described as:

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 EUREKA

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**

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**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.: 48 195603

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Date of Recording: 2-3-05

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 26,000.00 *Res Corne*

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

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)