

# Deed

APN: 003-471-06

**RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO**

Name: MARVIN AND DONNA FAIRBANKS

Address: 2346 PRES BLVD

City/State/Zip: BATTLE MOUNTAIN, NV 89820

CONTRACT NO. 01600181104 (FST-1104)

THIS INDENTURE, made this 14TH day of MARCH, 2005, by and between CATTLEMEN'S TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and MARVIN FAIRBANKS AND DONNA FAIRBANKS, HUSBAND AND WIFE TAKING TITLE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP hereinafter referred to as Grantee(s) whose address is 2346 PRES BLVD. BATTLE MOUNTAIN, NV 89820

**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:

SEC 19, TOWNSHIP 31 N., RANGE 50 E., UNIT 2 PARCEL 9 PIONEER PASS

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.

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) SS

CATTLEMEN'S TITLE GUARANTEE COMPANY,

BY: G. Roberta Pratt as Trustee

Title: G. ROBERTA PRATT, CEO

On MARCH 14TH, personally appeared before me, a Notary Public, G. ROBERTA PRATT, CEO who acknowledged that S he executed the above instrument.

Cheryl Stieker  
NOTARY PUBLIC

Expires 11/9/07

**196559**

BOOK 408 PAGE 048

BOOK 408 PAGE 48  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Cattlemen's Title  
2005 MAR 21 PM 12:53

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 4.00

**196559**



Notary Public State of Arizona  
Maricopa County  
Cheryl Lynn Stieker  
Expires November 09, 2007

# STATE OF NEVADA DECLARATION OF VALUE

01600181104 (FST-1104)

## 1. Assessor Parcel Number (s)

- a) 003-471-06  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 196559

Book: 408 Page: 48

Date of Recording: 3-21-05

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'l/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>14,950.00</u>
Transfer Tax Value:	\$	
Real Property Transfer Tax Due:	\$	<u>14,950.00</u>
(Tax is computed at 65¢ per \$500 value)	\$	<u>58.50</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. Cattleman's Title Guarantee Co., Trustee

Signature By Cheryl Steller Capacity Seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: MARVIN AND DONNA FAIRBANKS  
Address: 2346 PRES BLVD  
City: BATTLE MOUNTAIN  
State: NV Zip: 89820

## 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)