

A.P.N.: 005-020-48 and 002-026-10

File No: 153-2189144 (JLC)

R.P.T.T.: \$62.40

BOOK 418 PAGE 009-010  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Fast American Title*  
2005 JUL 20 PM 1:41  
EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 200114 FEES \$15.00

When Recorded Mail To: Mail Tax Statements To:  
Lawrence Hardin  
P.O. Box 211219  
Crescent Valley, Nevada 89821

### ***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Jeffrey A. Lynn, an unmarried man, (as to Parcel 1) and William Morgan Lynn and Patricia Lynn, husband and wife, (as to Parcel 2)

do(es) hereby *GRANT, BARGAIN and SELL* to

Lawrence Hardin

the real property situate in the County of Eureka, State of Nevada, described as follows:

#### **Parcel 1:**

**Lot 12, Block 3, of Crescent Valley Ranch and Farms, Inc., Unit No. 1, according to the Official Map thereof, filed in the Office of the County Recorder of Eureka County on April 6, 1959, as File No. 34081.**

#### **Parcel 2:**

**East Half (E1/2) East Half (E1/2) Northeast Quarter (NE1/4) of Section 23, also known as Lot 4 of Division of Land into Large Parcels by Jeff and Judith Lynn as shown on the map thereof recorded February 20, 1996 as File No. 161559, filed in the Office of the County Recorder, Eureka County, Nevada.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

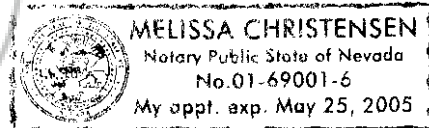
Date: 02/28/2005

Jeffrey A. Lynn  
Jeffrey A. Lynn  
William Morgan Lynn  
William Morgan Lynn  
Patricia Lynn  
Patricia Lynn

STATE OF **NEVADA** )  
 ) : ss.  
COUNTY OF )

This instrument was acknowledged before me on 7<sup>th</sup> March by  
**Jeffrey A. Lynn and William Morgan Lynn and Patricia Lynn, husband and wife.**

Melissa Christensen  
Notary Public  
(My commission expires: 5-25-05)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 28, 2005** under Escrow No. **153-2189144**.

**200114**

BOOK 4 | 8 PAGE 0 | 0

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-020-48  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property

- a) ☒ Vacant Land      b) ☐ Single Fam. Res  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Document/Instrume 200114  
Book 418 Page: 009-010  
Date of Recording: July 20, 05  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$0.00 16000<sup>00</sup>  
Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
Transfer Tax Value: \$0.00 16000<sup>00</sup>  
Real Property Transfer Tax Due \$62.40

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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.

Signature: Joyce Cox

Capacity: \_\_\_\_\_

Signature: Agent for

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print

Name: Jeffrey A. Lynn

Print Name: Larry Hardin

Address: P.O. Box 211042

Address: P.O. Box 211219

City: Crescent Valley

City: Crescent Valley

State: Nevada Zip: 89821

State: NV Zip: 89821

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Company of Nevada File Number: 153-2189144 JLC/JLC

Address: 349 West 4th Street

City: Winnemucca State: NV Zip: 89445

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

Reproduced by First American Title Insurance Rev10/2001