

A.P.N.: 005-260-62  
File No: 153-2189150 (JLC)  
R.P.T.T.: \$31.20

BOOK 418 PAGE 011-012  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2005 JUL 20 PM 2:01  
EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 200115  
FEE \$15.00

When Recorded Mail To: Mail Tax Statements To:  
Jeff Lynn  
Box 211042  
Crescent Valley, NV 89821

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

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

Larry Hardin, a married man as his sole and separate property  
do(es) hereby *GRANT, BARGAIN and SELL* to

Jeffrey A. Lynn, an unmarried man

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

**The West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 1, Township 30 North, Range 49 East, M.D.B. & M., 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.

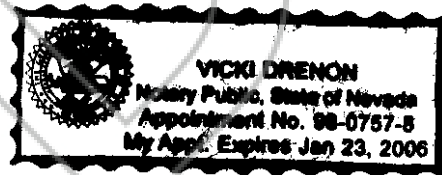
Date: 02/28/2005

Larry Hardin

STATE OF **NEVADA** )  
COUNTY OF **EUREKA** ) **SS.**

This instrument was acknowledged before me on July 12, 2005 by **Larry Hardin.**

Vicki Drenon  
Notary Public  
(My commission expires: 1-23-06 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 28, 2005** under Escrow No. **153-2189150**.

**200115**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-260-62  
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 200115  
Book 418 Page: 011-012  
Date of Recording: July 20, 05  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$0.00 8000

Deed in Lieu of Foreclosure Only (value of property)

( \$ \_\_\_\_\_ )

Transfer Tax Value:

\$0.00 8000

Real Property Transfer Tax Due

\$31.20

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: \_\_\_\_\_

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

Signature: \_\_\_\_\_

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

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

Print Name: Larry Hardin  
Address: P.O. Box 211219  
City: Crescent Valley  
State: NV Zip: 89821

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

Print Name: Jeff Lynn  
Address: Box 211042  
City: Crescent Valley  
State: NV Zip: 89821

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

Print Name: First American Title Company of Nevada File Number: 153-2189150 JLC/JLC  
Address: 349 West 4th Street  
City: Winnemucca State: NV Zip: 89445

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

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