

A.P.N.: 003-141-21 and 002-039-14
File No: 151-2226337 (KA)
R.P.T.T.: \$31.20

BOOK 419 PAGE 242-245
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Title
2005 AUG 11 PM 1:45

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 17⁰⁰

200462

When Recorded Mail To: Mail Tax Statements To:
Ralph A. Lico
394 Enterprise Road
Hollister, CA 95023

GRANT, BARGAIN and SALE DEED

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

Evan H. Owens and Sarah B. Owens, Trustees or their successors in trust, under the Owens Family Trust dated September 12, 2001, and any amendments thereto

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

Ralph A. Lico, an unmarried man

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

Parcel 1:

Lot 22 in Block 23, of Crescent Valley Ranch and Farms Unit No. 1 as shown on the map thereof recorded April 6, 1959 as File No. 34081, filed in the Office of the County Recorder, Eureka County, Nevada.

Parcel 2:

The South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 29 North, Range 48 East, M.D.B. & M., as shown on the Record of Survey for Crescent Valley Ranch and Farms Inc., for Crescent Valley Ranch and Farms Unit No. 5 recorded September 9, 1959 as File No. 34550, 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: 08/09/2005

COPY

Evan H. Owens and Sarah B. Owens,
Trustees or their successors in trust, under
the Owens Family Trust dated September 12,
2001 and any amendments thereto

Evan H. Owens
Evan H. Owens, Trustee

Sarah B. Owens
Sarah B. Owens, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF ELKO)

This instrument was acknowledged before me on
_____ by
Owens Family Trust.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
08/03/2005 under Escrow No. 151-2226337

See Attached page

STATE OF OREGON)
) ss.
COUNTY OF JACKSON)

On August 5, 2005 before me, the undersigned, a Notary Public in and for said County and State, personally appeared EVAN H. OWENS AND SARAH B. OWENS known to me to be the persons whose name is subscribed to the within instrument and acknowledged that he executed the same.

Rebekah L. Nicholson
Notary Public for Oregon
My Commission expires: 4/13/2008



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 003-141-21
- b) 002-039-14
- 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 | <u>200462</u> |
| Book | <u>419</u> Page <u>242-245</u> |
| Date of Recording: | <u>8/11/05</u> |
| Notes: | _____ |

3. Total Value/Sales Price of Property: _____

\$7,650.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: _____

\$7,650.00

Real Property Transfer Tax Due _____

\$31.20

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

Trust Document Present

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: *Kathy Alexander*

Capacity: *Agent for Buyer*

Signature: *Kathy Alexander*

Capacity: *Agent for Seller*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Owens Family Trust

Print Name: Ralph A. Lico

Address: 12230 Highway 238

Address: 394 Enterprise Road

City: Jacksonville

City: Hollister

State: OR Zip: 97530

State: CA Zip: 95023

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

Print Name: First American Title Company of Nevada

File Number: 151-2226337 KA/KA

Address: 2715 Argent Avenue, Suite 5

City: Elko

State: NV Zip: 89801

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

Reproduced by First American Title Insurance Rev10/2001