

A.P.N.: 001-162-02  
File No: 152-2224434 (MJ)  
R.P.T.T.: \$292.50

BOOK 419 PAGE 286-287  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2005 AUG 17 PM 1:26  
EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 15<sup>00</sup>

**200474**

When Recorded Mail To: Mail Tax Statements To:  
Russell N. Fitzwater and Debra L. Fitzwater  
13159 W Highway 56  
Cedar City, UT 84720

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

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

Leon J. Etchegaray, a widower

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

Russell N. Fitzwater and Debra L. Fitzwater, husband and wife as joint tenants with right of survivorship

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

**SECTION 12, TOWNSHIP 22 NORTH, RANGE 54 EAST, M.D.B. & M. POSSESSORY INTEREST IN LAND APPROXIMATELY IN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4). THE SOUTH 17 FEET OF LOT 4 AND ALL OF LOT 5, BLOCK 26, TOWN OF EUREKA, COUNTY OF EUREKA, STATE OF 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: 07/27/2005

Leon J. Etchegaray  
Leon J. Etchegaray

STATE OF Nevada )  
COUNTY OF Eureka : ss.

This instrument was acknowledged before me on August 19, 2005 by **Leon J. Etchegaray**.

Glady Goicoechea  
Notary Public  
(My commission expires: July 10, 2006)



GLADY GOICOECHEA  
Notary Public - State of Nevada  
Appointment Recorded in Eureka County  
No: 94-0329-B - Expires July 10, 2006

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 27, 2005** under Escrow No. **152-2224434**.

**200474**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-162-02  
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 200474  
Book 419 Page 286-287  
Date of Recording: 8-17-05  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$75,000.00  
Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
Transfer Tax Value: \$75,000.00  
Real Property Transfer Tax Due \$292.50

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: Leon J. Etchegaray Capacity: Grantor  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Leon J. Etchegaray  
Address: 530 Alameda Del Prado  
City: Novato  
State: CA Zip: 94949

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

Print Name: Russell N. Fitzwater and Debra L. Fitzwater  
Address: 13159 W Highway 56  
City: Cedar City  
State: UT Zip: 84720

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

Print Name: First American Title Company of Nevada File Number: 152-2224434 MJ/DSP  
768 Aultman Street, Ely, NV 89301, P.O.  
Address: Box 151048  
City: Ely State: NV Zip: 89315

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

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**STATE OF NEVADA  
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Signature: Russell N. Fitzwater  
Signature: Russell N. Fitzwater

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

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

Print Name: Leon J. Etchegaray  
Address: c/o 130 Shevelin Road  
City: Novato  
State: CA Zip: 94947

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

Print Name: Russell N. Fitzwater and Debra L. Fitzwater  
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