

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 15⁰⁰

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.

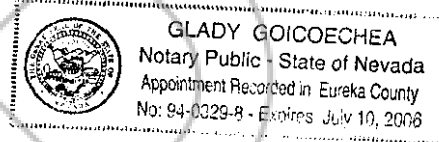
Date: 07/27/2005

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)



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	<u>200474</u>
Book <u>419</u>	Page <u>286-287</u>
Date of Recording:	<u>8-17-05</u>
Notes:	_____

3. Total Value/Sales Price of Property: _____

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

**STATE OF NEVADA
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Signature: *Russell N Fitzwater* Capacity: _____
 Signature: _____ 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
 Address: 13159 W Highway 56
 City: Cedar City
 State: UT Zip: 84720

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