BOOK 423 PAGE 20-2 OFFICIAL RECORDS RECORDED AT THE RECUEST OF CALL CARREST AUTO 2005 SEP -9 PH 1: 42

A.P.N.:

001-095-03

File No:

151-2228376 (KA)

R.P.T.T.:

\$234.00

EUREKA COURTY, KEVADA M.H. REBALEATI, RECORDER FILE HO. FEE3 / S

200971

When Recorded Mail To: Mail Tax Statements To: Robin Cobbey Post Office Box 675 Virginia City, NV 89440

GRANT, BARGAIN and SALE DEED

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

Shane Fontes and Bonnie Fontes, husband and wife as joint tenants with right of survivorship do(es) hereby *GRANT*, *BARGAIN* and *SELL* to

Robin Cobbey, a married woman as her sole and separate property

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

Lot 3, Block 56, in the Town of Eureka, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada. Also, that portion of Lot 9, in Block 56, in the Town of Eureka, which is more particularly described

as follows, to-wit:

Beginning at the Southeast Corner of Lot 9, Block 56;

Thence North 11°43' West, a distance of 65.87 feet;

Thence South 74°52' West, a distance of 42,14 feet;

Thence South 11°43' East, a distance of 63.41 feet;

Thence North 78°17' East, a distance of 42.04 feet to the point of beginning. Note: The above metes and bounds legal description appeared previously in that certain document recorded October 8, 1996 in Book 301, Page 227 as File No. 164698

Subject to

- All general and special taxes for the current fiscal year.
- 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: 08/19/2005

De Park	
Shane Fontes	
2	
Bonnie Fontes	
•	

STATE OF NEVADA) : ss.
COUNTY OF ELKO- EUREKA)

This instrument was acknowledged Lefore me on August 24, 2005 by Shane Fontes and Bonnie Fontes, husband and wife as joint tenants with right of survivorship.

Victio Dienon

(My commission expires: 1-23-06)

VICKI DRENON

Notsiy Public, State of Nevada
Appointment No. 98-0757-8
My Appf. Expires Jan 23, 2006

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 19**, **2005** under Escrow No. **151-2228376**.

200971

BOOK 423 PAGEO 21

DE	CLARATION OF VALUE		()
1.	Assessor Parcel Number(s)		\ \
a)	001-095-03		\ \
b)			\
c) d)			\
U,		~	\
2.	Type of Property	FOR RECORDERS OPT	TONAL LICE
8)			
c)		Book 423 Page:	20-24
е)	Apt. Bidg. 1) Comm'Vind'i	Date of Recording: 9-	9-05
g)	Agricultural h) Mobile Home	Notes: 20097/	
3)			
3.	Total Value/Sales Price of Property:	\$60,000.00	
	Deed in Lieu of Foreclosure Only (value of prop	perty) (_\$)
	Transfer Tax Value:	\$60,000.00	
	Real Property Transfer Tax Due	\$234.00	
4.	If Exemption Claimed:		
	a. Transfer Tax Exemption, per 375.090, Secti	on:	
	b. Explain reason for exemption:		
	-		 ,
5.	Partial Interest: Percentage being transferred:	%	
	The undersigned declares and acknowledges,	under penalty of perjury, purs	suant to NRS
375	The undersigned declares and acknowledges, 5,060 and NRS 375,110, that the information	under penalty of perjury, purs	best of their
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STATE OF NEVADA