

BOOK 423 PAGE 20-21
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Title
2005 SEP -9 PH 1:42

A.P.N.: 001-095-03
File No: 151-2228376 (KA)
R.P.T.T.: \$234.00

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 15⁰⁰

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

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: 08/19/2005

Shane Fontes
Shane Fontes

Bonnie Fontes
Bonnie Fontes

STATE OF NEVADA)
COUNTY OF ~~ELKO~~ EUREKA) ss.

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

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



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

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-095-03
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

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Date of Recording: 9-9-05
Notes: 200971

3. Total Value/Sales Price of Property:

\$60,000.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$60,000.00

Real Property Transfer Tax Due

\$234.00 ✓

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 parties agree that 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: Shane Fontes

Capacity: SELLER

Signature: Bonnie A. Fontes

Capacity: SELLER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Shane Fontes and Bonnie Fontes

Print Name: Robin Cobbey

Address: Post Office Box 211161

Address: P.O. Box 695

City: Crescent Valley

City: VIRGINIA CITY

State: NV Zip: 89821

State: NV Zip: 89440

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

First American Title Company of

Print Name: Nevada

File Number: 151-2228376 KA/KA

Address: 2715 Argent Avenue, Suite 5

City: Elko

State: NV Zip: 89801

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