

BOOK 423 PAGE 261-262  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Norberto P. Cruz*  
2005 SEP 20 PM 1:54

This document prepared by (and after recording  
return to): )  
Name: NORBERTO P. CRUZ )  
Firm/Company: )  
Address: 14 BALDWIN STREET )  
Address 2: )  
City, State, Zip: VALLEJO, CA 94590 )  
Phone: (707)554-6124 )

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 15<sup>00</sup>

201107

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Assessor's Parcel No. = 005-240-15

**GRANT, BARGAIN, SALE DEED**  
(Individual to Individual)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, FRED SCHELL, an Individual, unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto NORBERTO P. CRUZ, unmarried, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of EUREKA, State of Nevada, to-wit:

The E ½ of the S ½ of the SE ¼ of the SW ¼ of Section 33, Township 30 North, Range 48 East, MDB&M., as per government survey. Approx. 10 acres more or less.

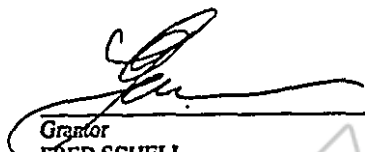
Prior instrument reference: Book 300, Page 336, Document No. 164524, of the Recorder of EUREKA County, Nevada.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 13 day of September, 2005.

  
Grantor  
FRED SCHELL

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

This instrument was acknowledged before me on September 13, 2005 (date) by  
Fred Schell (name(s) of person(s)).  
Pamela Kahn  
Notary Public

Printed Name: Pamela KAHN

(Seal)

My Commission Expires:

8-3-2006



Grantor(s) Name, Address, phone:  
FRED SCHELL  
257 WETMORE LANE  
PETALUMA, CA 94952

Grantee(s) Name, Address, phone:  
NORBERTO P. CRUZ  
14 BALDWIN STREET  
VALLEJO, CA 94590

SEND TAX STATEMENTS TO GRANTEE

201107

## STATE OF NEVADA

## DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

a) 005-240-15

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

## FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument: 201107Book: 423 Page: 261-262Date of Recording: 9-20-05

Notes: \_\_\_\_\_

## 2. Type of Property:

- |  |   |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Townhse          | d) <input type="checkbox"/> 2-4 Plex        |
| e) <input type="checkbox"/> Apt Bldg.              | f) <input type="checkbox"/> Comm/Indl       |
| g) <input type="checkbox"/> Agricultural           | h) <input type="checkbox"/> Mobile Home     |
| i) <input type="checkbox"/> Other                  |   |

## 3. Total Value/Sales Price of Property:

\$ 6,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$ .00

Transfer Tax Value:

\$ 6,000.00

Real Property Transfer Tax Due:

\$ 38.40 23.40

## 4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 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 \_\_\_\_\_ Capacity GRANTORSignature \_\_\_\_\_ Capacity GRANTEE

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: FRED SCHELL  
 Address: 257 VETMORE LANE  
 City: PETALUMA  
 State: CA Zip: 94952

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: ROBERTO P. CRUZ  
 Address: 14 BALDWIN STREET  
 City: VALLEJO  
 State: CA Zip: 94590

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)