

BOOK 433 PAGE 32-34  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Wilson & Barrows*  
2006 MAR -7 PM 2:06

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 16<sup>00</sup>

203887

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## Recording Title Sheet

**Document Title:** GRANT, BARGAIN AND SALE DEED

**Assessor's Parcel No(s):** 010-540-03, Lander County  
005-010-31, Eureka County

**Recording Requested by:** Wilson and Barrows, Ltd.  
442 Court Street  
Elko, Nevada 89801

**Send Tax Statements To:** Vicki L. Rogers  
15 Anacapa Court  
Foothill Ranch, California 92610

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WILSON AND BARROWS, LTD.  
Attorneys at Law  
442 Court St.  
Elko, Nevada 89801

A.P.N: 010-540-03, Lander County  
005-010-31, Eureka County

**RECORDING REQUESTED BY:**

Vicki L. Rogers  
15 Anacapa Court  
Foothill Ranch, CA 62610

**SEND TAX STATEMENTS TO:**

Grantee at address stated below

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## **GRANT, BARGAIN AND SALE DEED**

FOR VALUE RECEIVED the undersigned Grantor hereby grants, bargains and sells the following property in the Counties of Lander and Eureka, State of Nevada, to the following Grantees:

**Grantor:** Patricia Bates, a widow  
**Address:** 2309-D E. Santa Clara Street  
Santa Ana, California 92705

**Grantee:** Vicki L. Rogers  
15 Anacapa Court  
**Address:** Foothill Ranch, California 92610

**Taking title as:** Sole and separate property.

**Estate conveyed:** Fee simple.

**Legal description of property conveyed:**

The land referred to herein is situate in the State of Nevada, Counties of Lander and Eureka, described as follows:

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**WILSON AND BARROWS, Ltd.**  
Attorneys at Law  
442 Court St.  
Elko, Nevada 89801

Township 31 North, Range 48 East, MDM

Section 17: NE¼

Section 19: Lots 3, 4, 5 and 6

Containing 292.5 acres of land, more or less, including all lakes, streams, canals, waterways, dikes, roads, streets, alleys, easements and rights of way, on, within, or adjoining the lands above described.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

TOGETHER WITH all right, title and interest that Grantor acquires in such property after the date hereof.

GRANTOR:

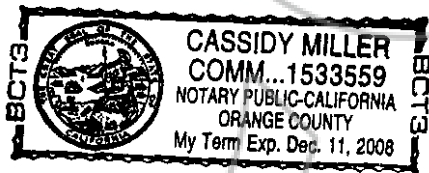
DATED:

Feb. 22, 2006

Patricia A. Bates  
Patricia A. Bates

STATE OF CALIFORNIA, )  
)ss.  
COUNTY OF ORANGE. )

This instrument was acknowledged before me on Feb 22 2006, 2006, by Patricia A. Bates.



Cassidy Miller  
NOTARY PUBLIC

06010532.jas.bjp  
February 13, 2006

WILSON AND BARROWS, Ltd.  
Attorneys at Law  
442 Court St.  
Elko, Nevada 89801

203887

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 005-010-31  
 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  
 Other geothermal

FOR RECORDER'S OPTIONAL USE ONLY	
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Notes: <u>203887</u>	

3. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity  
 5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity Attorney  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Patricia Bates  
 Address: 2309-D E, Santa Clara St  
 City: Santa Ana  
 State: CA Zip: 92705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Vicki L. Rogers  
 Address: 15 Anacapa Court  
 City: Foothill Ranch  
 State: CA Zip: 92610

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Wilson and Barrows, Ltd. Escrow #: \_\_\_\_\_  
 Address: 442 Court Street  
 City: ELko State: NV Zip: 89801