

# Deed

BOOK 435 PAGE 14  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Cattlemens Title  
2006 APR 14 PM 3:39

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 14.00

**204485**

APN: 05-010-58

|  |                              |
|--|------------------------------|
| RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO |                              |
| Name:  | MOISES AND MARIA MONTANO     |
| Address:   | 1369 62 <sup>nd</sup> Avenue |
| City/State/Zip                                   | Oakland, CA 94621            |

CONTRACT NO. 01600000053

THIS INDENTURE, made this 5<sup>th</sup> day of April, 2006, by and between CATTLEMENS TITLE GUARANTEE COMPANY (as Trustee), a Nevada Corporation, hereinafter referred to as Grantor, and

MOISES MONTANO AND MARIA F. MONTANO AS JOINT TENANTS, hereinafter referred to as Grantee(s), whose address is 1369 62<sup>nd</sup> Avenue, Oakland, CA 94621.

## WITNESSETH

For valuable consideration received, Grantor does by these presents grant, bargain and sell unto said Grantee(s) and to their heirs and assigns forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

LOT 12 (SE ¼ SW ¼) SECTION 3 TOWNSHIP 31 N, RANGE 48 E

RESERVING UNTO Grantor, it's successors and assigns, for roadway, transmission and utility purposes, a perimeter easement 30 feet in width measured inward from, and the interior boundary of said easement running parallel to, each of the exterior boundaries of the property herein described.

SUBJECT TO taxes for the present fiscal year, and subsequently/ covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the revision and revisions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee(s) and to their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused this conveyance to be executed the day and year first above written.

CATTLEMENS TITLE GUARANTEE COMPANY,  
as Trustee

STATE OF ARIZONA )  
COUNTY OF MARICOPA )

By: G. Roberta Pratt  
G. Roberta Pratt  
Title: CEO

On April 5, 2006, Personally appeared before me, a Notary Public, G. Roberta Pratt, who acknowledged that she executed the above instrument.

Cheryl Lynn Purcell  
NOTARY PUBLIC

**204485**

BOOK 435 PAGE 14

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 5-010-58  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 204485  
Book: 435 Page: 14  
Date of Recording: 4-14-06  
Notes: \_\_\_\_\_

## 2. Type of Property:

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

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

|  |    |                |
|--|----|----------------|
| Deed in Lieu of Foreclosure Only (value of property) | \$ | <u>8750.00</u> |
| Transfer Tax Value:                                  | \$ | <u>8750.00</u> |
| Real Property Transfer Tax Due:                      | \$ | <u>35.10</u>   |

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

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 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. Cattlemen's Title Guarantee Co., Trustee

Signature By [Signature] Capacity Seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Cattlemen's Title Guarantee  
Address: 1930 S. Dobson Rd., #2  
City: Mesa,  
State: AZ Zip: 85202

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: MOISES AND MARIA MONTANO  
Address: 12242 HENNIGAN PLACE LANE  
City: CHARLOTTE  
State: NC Zip: 28214

## 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)