

APN 01-081-13

GRANTEE'S ADDRESS:

P. O. BOX 871  
EUREKA, NV 89316

BOOK 438 PAGE 394-396  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2006 JUN 29 AM 11:35  
EUREKA COUNTY, NEVADA  
M.N. REALESTATE RECORDER  
FILE NO. FEES \$ 41.00

**205337**

JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 29th day of June, 2006,  
by and between LOUIS J. TOGNONI and ALI R. TOGNONI, husband and  
wife as joint tenants, parties of the first part and hereinafter  
referred to as "Grantors", and PAUL <sup>B.</sup> VALENTI and SHERRY <sup>L.</sup> VALENTI,  
husband and wife as joint tenants with full right of survivorship,  
parties of the second part and hereinafter referred to as  
"Grantees";

062709166

W I T N E S S E T H:

That the said Grantors, for and in consideration of the  
sum of Ten Dollars (\$10.00) lawful money of the United States of  
America, and other good and valuable considerations, the receipt  
whereof is hereby acknowledged, do hereby grant, bargain and sell  
unto said Grantees, in joint tenancy and to the survivor of them  
and to the heirs of such survivor, forever, all those certain lots,  
pieces or parcels of land situate, lying and being in the County of  
Eureka, State of Nevada, and bounded and particularly described as  
follows, to-wit:

.....  
.....

Lots 3, 4 and 5, Block 100, of the TOWNSITE OF EUREKA, County of Eureka, State of Nevada.

EXCEPTING from Lot 3, the North 48.75 feet, as conveyed to Donald D. Eldridge and Lois E. Eldridge, husband and wife, in Deed recorded July 24, 1987, in Book 160, Page 451, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, reserved by the United States of America, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.

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

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

*Louis J. Tognoni*  
\_\_\_\_\_  
LOUIS J. TOGNONI

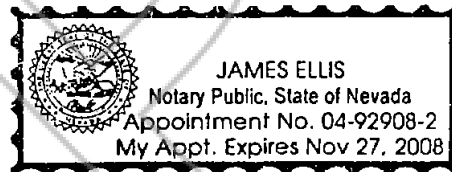
*Ali R. Tognoni*  
\_\_\_\_\_  
ALI R. TOGNONI

....  
....  
....

STATE OF NEVADA )  
 ) ss.  
COUNTY OF WASHOE )

On MM 26, 2006, personally appeared before me, a Notary Public, LOUIS J. TOGNONI and ALI R. TOGNONI, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

  
NOTARY PUBLIC



205337

# STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):  
 a) 01-081-10  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>205337</u>
Book:	<u>438</u> Page: <u>394-396</u>
Date of Recording:	<u>6/29/06</u>
Notes:	_____

2. Type of Property:  
 a) \_\_\_\_\_ Vacant Land                      b) XX Single Family Res.  
 c) \_\_\_\_\_ Condo/Townhouse              d) \_\_\_\_\_ 2-4 Plex  
 e) \_\_\_\_\_ Apartment Bldg.              f) \_\_\_\_\_ Comm'l/Ind'l  
 g) \_\_\_\_\_ Agricultural                    h) \_\_\_\_\_ Mobile Home  
 i) Other: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 185,000.00  
 Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ 185,000.00  
 Real Property Transfer Tax Due: \$ 721.50

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

Signature: *Louis J. Tognoni* Capacity: Seller

Signature: *Paul Valenti* Capacity: Seller

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: Louis J. Tognoni  
 Address: 660 Ryland Street  
 City/State/Zip: Eureka, NV 89316

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: Paul Valenti  
 Address: P. O. Box 1286  
 City/State/Zip: Fairplay, Co 80440

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF Northeastern Nevada Escrow No.: 06270966  
 Address: 665 Campton St. ~ PO Box 150214  
 City/State/Zip: Ely, NV 89315