

~~Book 78, Page 467, File No. 72389~~
005-190-23

WHEN RECORDED, MAIL TO:

R. Jared Holt
BOWLER HOLT & SMITH LLP
400 N. Stephanie St., Suite 235
Henderson, Nevada 89014

MAIL TAX NOTICES TO:

Janice Tyler
510 College Drive, #124
Henderson, NV 89015

BOOK *440* PAGE *380-382*
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Bowler, Holt, Smith LLP
2006 AUG 21 AM 9:43
EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES *16.00*

205741

GRANT, BARGAIN AND SALE DEED

THIS DEED is executed this 6th day of July, 2006, by William Tyler as grantor (the "Grantor"), whose address is 1111 N. H. Street, Las Vegas, Nevada 89106, in favor of Janice Tyler, as grantee ("Grantee") whose address is 510 College Drive, #124, Henderson, Nevada 89015.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantee his entire interest of that certain real property (the "Property") located in Eureka County, Nevada, which is more particularly described as follows:

See legal description attached hereto as Exhibit "A"

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; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.
2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.

5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantee as of the date first set forth above.

"Grantor"

William Tyler
William Tyler

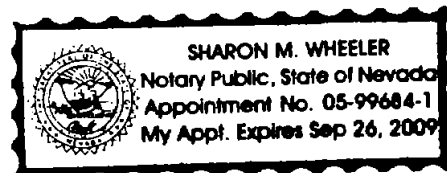
STATE OF NEVADA)

: ss.

COUNTY OF CLARK)

This instrument was acknowledged before me on the 6 day of July, 2006, by William Tyler.

Sharon M. Wheeler
Notary Public in and for said County and State



BOWLER & HOLT LLP
Attorneys at Law
(702) 436-4333

EXHIBIT "A"

Legal Description

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

SECTION 11: N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$

Reserving unto Grantor, its 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, right and rights of way of record, if any.

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

TO HAVE AND TO HOLD the interest of the premises, together with the appurtenances, unto the said Grantee, and to Grantees' heirs, successors and assigns forever.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) ~~Book 78, Page 467, File No. 72389~~
b) 005-190-23
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 _____

FOR RECORDERS OPTIONAL USE ONLY

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Date of Recording: 8-21-06
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value
Real Property Transfer Tax Due

\$	1,750
(-0-
\$	1,750
\$	7.80

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 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 _____ Capacity Attorney

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: William Tyler

Address: 1111 N. H Street

City: Las Vegas

State: NV 89106

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Janice Tyler

Address: 510 College Dr

City: Henderson

State: NV 89015

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

Print name: Bowler Holt & Smith LLP

Escrow #: _____

Address: 400 N. Stephanie St., Suite 235

City: Henderson

State: NV

Zip: 89014

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)