

A.P.N. # 002-032-23

R.P.T.T. \$ 78.00

ESCROW NO. 06292963

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

SAME AS BELOW

DOC # 0207030

11/20/2006

03:46 PM

Official Record

Recording requested By
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$78.00

Recorded By: FES

Book- 0448 Page- 0075



0207030

(Space Above for Recorder's Use Only)

WHEN RECORDED MAIL TO:

*Colleen Phillips
PO Box 211134
Las Vegas, NV 89121*

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Colleen Phillips, an unmarried woman**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Steven A. McGraw, an unmarried man**

and to the heirs and assigns of such Grantee forever, all that real property situated in the
County of **Eureka** State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: **November 09, 2006**

Colleen Phillips
Colleen Phillips



STATE OF NEVADA

COUNTY OF ELKO

} ss.

This instrument was acknowledged before me on Nov 15, 2006
by Colleen Phillips

Signature

Heather Mahan
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 06292963

The land referred to herein is situated in the
State of Nevada, County of Eureka described as follows:

Lot 22 Block 12, of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as
per map recorded in the office of the County Recorder of Eureka
County, Nevada as File No. 34081.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products
derived therefrom, within or underlying said land or that may be
produced therefrom, and all rights thereto, as reserved by
SOUTHERN PACIFIC LAND COMPANY in Deed to H.J. BUCHENAU and ELSIE
BUCHENAU, recorded September 24, 1951 in Book 24 of Deeds at
Page 168, Eureka County, Nevada.



0207030

Book 448 11/20/2006
Page 76 Page 2 of 2

**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-207030

11/20/2006

03:46 PM

Official Record

Recording requested By
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$15.00

Recorded By: FES RPTT: \$78.00

Book- 0448 Page- 0075

1. Assessor Parcel Number(s):

a) 002-032-23
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land b) _____ 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

\$ 20,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 20,000.00

Real Property Transfer Tax Due:

\$ 78.00

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: Colleen Phillips Capacity: Grantor

Signature: Steve McGraw Capacity: Grantee

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Colleen Phillips
Address: P.O. Box 211172
City/State/Zip: Crescent Valley, NV 89821

BUYER (GRANTEE) INFORMATION

(required)

Print Name: Steven A. McGraw
Address: P.O. Box 211184
City/State/Zip: Crescent Valley, NV 89821

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06292963
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)