

**DOC # 0207351**

12/26/2006 2:31 PM

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

**Eureka County - NV**  
**Mike Rebaleati - Recorder**

Fee **\$15.00** Page 1 of 2  
RPTT: \$35.10 Recorded By LLH  
Book- 0449 Page- 0173



0207351

A.P. No. 002-036-30  
Escrow No. 151-2301697-KL/IJR  
R.P.T.T. \$35.10

**WHEN RECORDED RETURN TO:**

Angie Rosecrans  
#2 Hillbilly Lane  
Crescent Valley, NV 89821

**MAIL TAX STATEMENTS TO:**

#2 Hillbilly Lane  
Crescent Valley, NV 89821

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James E. Brown and Evelyn S. Brown, husband and wife as joint tenants with right of survivorship, and not as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

Angie Rosecrans, a married woman as her sole and separate property

the real property situate in the County of Eureka, State of Nevada, described as follows:

**LOT 10, BLOCK 14, OF CRESCENT VALLEY RANCH AND FARMS, INC., UNIT NO. 1,  
ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF EUREKA COUNTY ON APRIL 6, 1959, AS FILE NO. 34081.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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.

Date: 12/05/2006

*James E. Brown*

James E. Brown

*Evelyn S. Brown*

Evelyn S. Brown

STATE OF *California*  
: **ss.**  
COUNTY OF *Stanislaus*

This instrument was acknowledged before me on  
*12/12/2006* by  
**James E. Brown and Evelyn S. Brown.**

*[Signature]*  
Notary Public

(My commission expires: *1-13-2010*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/05/2006 under Escrow No. 151-2301697

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
FIRST AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$15.00

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1. Assessor Parcel Number(s)

- a) 002-036-30
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

\$9,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

Transfer Tax Value: \$9,000.00

Real Property Transfer Tax Due \$35.10 ✓

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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: Angie Rosecrans Capacity: Buyer

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

James E. Brown and Evelyn S.

Print Name: Brown

Address: 2401 Vine Street

City: Escalon

State: CA Zip: 95320

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Angie Rosecrans

Address: #2 Hillbilly Lane

City: Crescent Valley

State: NV Zip: 89821

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

First American Title Company of

Print Name: Nevada

File Number: 151-2301697 K/L/T/O

Address: 2715 Argent Avenue, Suite 5

City: Elko

State: NV Zip: 89801

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

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

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- b) \_\_\_\_\_
- c) \_\_\_\_\_
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Signature: [Signature]  
 Signature: Evelyn S Brown

Capacity: SELLER  
 Capacity: SELLER

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

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

James E. Brown and Evelyn S.  
 Print Name: Brown  
 Address: 2401 Vine Street  
 City: Escalon  
 State: CA Zip: 95320

Angie Rosecrans  
 Print Name: Angie Rosecrans  
 Address: #2 Hillbilly Lane  
 City: Crescent Valley  
 State: NV Zip: 89821

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

First American Title Company of  
 Print Name: Nevada  
 Address: 2715 Argent Avenue, Suite 5  
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File Number: 151-2301697 KL/T O  
 State: NV Zip: 89801

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