

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
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



0207351

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DOC # DV-207351

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Official Record

STATE OF NEVADA
DECLARATION OF VALUERecording requested By
FIRST AMERICAN TITLE

1. Assessor Parcel Number(s)

- a) 002-036-30
b) _____
c) _____
d) _____

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$15.00
Recorded By: LLH RPTT: \$35.10

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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 RosecransCapacity: Buyer

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

James E. Brown and Evelyn S.

Print Name: BrownAddress: 2401 Vine StreetCity: EscalonState: CA Zip: 95320

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Angie RosecransAddress: #2 Hillbilly LaneCity: Crescent ValleyState: NV Zip: 89821

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

First American Title Company of

Print Name: NevadaFile Number: 151-2301697 KL/T OAddress: 2715 Argent Avenue, Suite 5City: ElkoState: NV Zip: 89801

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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b) _____
c) _____
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Signature: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

James E. Brown and Evelyn S.

Print Name: Brown

Print Name: Angie Rosecrans

Address: 2401 Vine Street

Address: #2 Hillbilly Lane

City: Escalon

City: Crescent Valley

State: CA Zip: 95320

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 KL/T O

Address: 2715 Argent Avenue, Suite 5

City: Elko

State: NV Zip: 89801

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