

DOC # 0207352

12/26/2006 2:35 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Fee \$16.00

Page 1 of 3

RPTT:

Recorded By LLH

Book- 0449 Page- 0175

A.P.N.: 002-036-30

File No: 151-2301697 (KL)

RPTTS -0- EXEMPT SPOUSE TO SPOUSE

When Recorded Return To:

Angie Rosecrans

#2 Hillbilly Lane

Crescent Valley, NV 89821



0207352

GRANT, BARGAIN and SALE DEED

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

Timothy Rosecrans, Spouse of the Grantee

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:

SEE ATTACHED EXHIBIT "A"

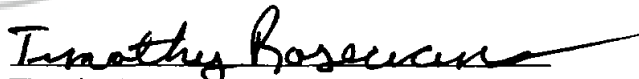
Subject to

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.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Timothy Rosecrans MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Angie Rosecrans.

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: 11/27/2006


Timothy Rosecrans

STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **EUREKA** *EIKO*)

This instrument was acknowledged before me on
12/8/06 by
Timothy Rosecrans

Elizabeth S. Leigh
Notary Public
(My commission expires: June 17, 2009)

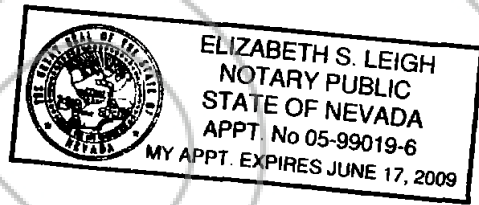


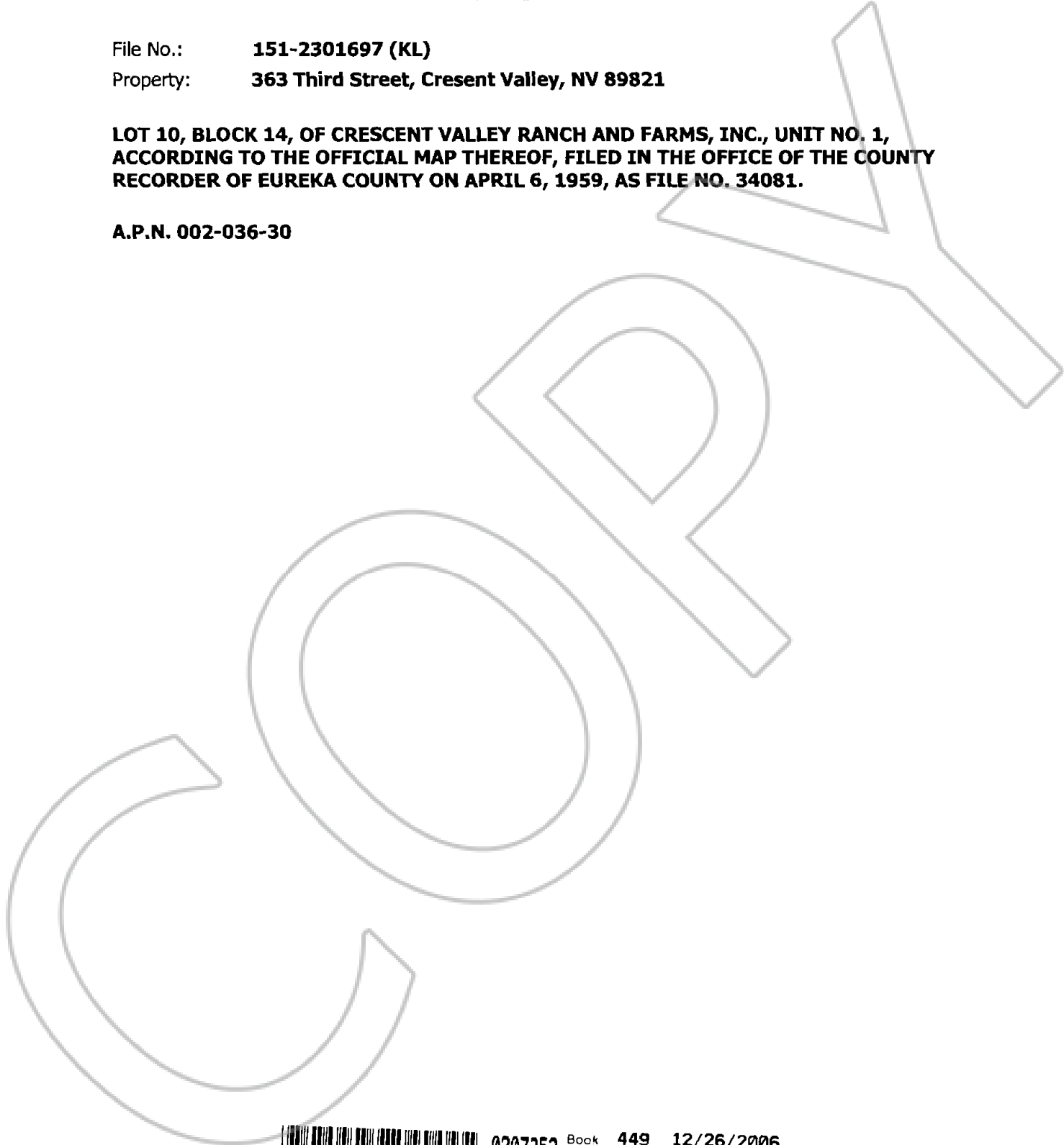
EXHIBIT 'A'

File No.: **151-2301697 (KL)**

Property: **363 Third Street, Crescent Valley, NV 89821**

**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.**

A.P.N. 002-036-30



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE

1. Assessor Parcel Number(s)

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

Eureka County - NV
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Page 1 of 1 Fee: \$16.00
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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 \$85.10 - 0 -

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 5

b. Explain reason for exemption: Spouse to Spouse

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: Timothy Rosecrans Capacity: Grantor

Signature: Angie Rosecrans Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Timothy Rosecrans

Print Name: Angie Rosecrans

Address: P.O. Box 211028

Address: #2 Hillbilly Lane

City: Crescent Valley

City: Crescent Valley

State: NV Zip: 89821

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/K/L

Address: 2715 Argent Avenue, Suite 5

City: Eiko

State: NV Zip: 89801