

APN# 002-038-30

DOC # 0207586

01/17/2007

04:39 PM

Mailing Address of Grantee or Other Person Requesting Recording:

Official Record

Recording requested By
STEWART TITLE CO

Eureka Center
PO Box 211042
Eureka, CA 95521

Eureka County - NV
Mike Rebaleati - Recorder

Fee: **\$16.00**

Page 1 of 3

RPTT: **\$78.00**

Recorded By: **FES**

Book- 0450 Page- 0215



0207586

Mail Tax Statements to:

Name: same as above

Address: _____

City/State/Zip: _____

Social Security Number Affirmation Statement:

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does not contain the social security number of any person;

-OR-

In accordance with NRS 239B.030, the undersigned person recording this document hereby affirms that this document does contain the social security number of a person.

Heather Menden

Name

Escrow Officer

Title

[Signature]

Signature

Title of Document Recorded:

Grant, Buydown sale deed

APN: 002-038-030

Send Tax Statement To:

Jacob P. Dempsey
7038 Cortez Way
Crescent Valley, NV 89821

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 12th day of January, 2007, by and between BARBARA S. MONTGOMERY, a widow, Grantor; and JACOB P. DEMPSEY, a married man, as his sole and separate property, Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful, current money of the United States of America, to her in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, as his sole and separate property, and to the successor's and assigns of the Grantee forever, those certain parts, pieces or parcels of real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

Lot 27 and Lot 28 of Block 22, of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of 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 recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

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Page 1 of 2

FURTHER EXCEPTING FROM Lot 27, all oil rights, including the right of entry for exploration and production of oil or other hydrocarbon substances lying in and under said land, as reserved by NEVADA TITLE GUARANTY COMPANY, in Deed recorded November 24, 1969, in Book 33, Page 376, Official Records, Eureka County, Nevada.

TOGETHER WITH any and all buildings and improvements situate thereon.

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

SUBJECT TO all rights of way, easements, assessments, covenants, reservations and restrictions of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, as his sole and separate property, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand as of the day and year first hereinabove written.

Barbara S. Montgomery
BARBARA S. MONTGOMERY

STATE OF ARIZONA)
) SS.
COUNTY OF *La Paz*)

On this 10 day of January, 2007, personally appeared before me, a Notary Public, BARBARA S. MONTGOMERY, known or proved to me to be said person, who acknowledged that she executed the foregoing Grant, Bargain and Sale Deed.

Dorothy A. Keene
NOTARY PUBLIC



DOROTHY A. KEENE
Notary Public - Arizona
La Paz County
Expires 05/19/07

STATE OF NEVADA DECLARATION OF VALUE

DOC # DV-207586

01/17/2007

04:39 PM

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STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of Fee \$16.00

Recorded By: FES RPTT \$78.00

Book- 0450 Page- 0215

- Assessor Parcel Number(s):
 - 002-038-30
 -
 -
 -

- Type of Property:

a) <input checked="" type="checkbox"/> Vacant Land	b) <input type="checkbox"/> Single Family Res.
c) <input type="checkbox"/> Condo/Townhouse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apartment Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> 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

- If Exemption Claimed:
 - Transfer Tax Exemption, per NRS 375.090, Section: _____
 - 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: Barbara S. Montgomery Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (required)

Print Name: Barbara S. Montgomery
 Address: PO Box 26
 City/State/Zip: Topock, AZ 86436

BUYER (GRANTEE) INFORMATION (required)

Print Name: Jacob P. Dempsey
 Address: 43333 Austin Highway
 City/State/Zip: Fallon, NV 89406

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06291139
 Address: 810 Idaho Street
 City/State/Zip: Elko, Nevada 89801

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 002-038-30
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY
 Document/Instrument No.: 202586
 Book: 450 Page: 215
 Date of Recording: 1-17-07
 Notes: _____

2. Type of Property:
 a) XX 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
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 Transfer Tax Value \$ 20,000.00
 Real Property Transfer Tax Due: \$ 78.00

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 b. Explain Reason for Exemption: _____

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Signature: Jacob P. Dempsey Capacity: _____
 Signature: _____ Capacity: _____

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(required)

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