

**DOC # 0208192**

03/12/2007

01:36 PM

**Official Record**  
Recording requested By  
NEVADA TITLE CO

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

Fee: \$16.00 Page 1 of 3  
RPTT: \$702.00 Recorded By: FES  
Book- 0453 Page- 0211

A.P.N.: 005-090-12, 005-090-13, 005-090-23  
R.P.T.T.: \$702.00

Escrow #07-02-0069-RP

Mail tax bill to and when recorded mail to:  
Victor Hecker  
6985 West Sahara Ave. #107  
Las Vegas, NV 89117



## **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH, That Ryan Wynn, a married man, as his sole and separate property, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Victor Hecker and Marilyn Sue Ford, husband and wife, as joint tenants, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:**

**SEE LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF AS EXHIBIT "A".**

### **SUBJECT TO:**

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

**TOGETHER WITH** all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 7 day of Feb., 2007.

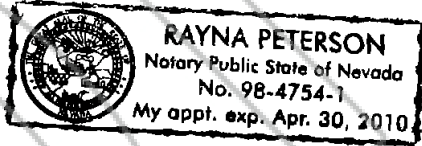
[Signature]  
Ryan Wynn

State Of NEVADA }  
County of Clark } ss

This instrument was acknowledge before me on Feb. 7, 2007

by Ryan Wynn

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 4-30-2010



## LEGAL DESCRIPTION

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

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B. &M.

Section 29: E ½;

Parcel 1,2,3,4,5,6,7,8,9,10,11,12,13,14 and 15 as shown on that certain Parcel Map for Cal-Neva Land Sales, Inc., filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2001, as File No. 177223, being a portion of Section 21, Township 31 North, Range 49 East, M.D.B.&M.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, lying in and under said land, as reserved by SOUTHERN PACIFIC COMPANY in Deed recorded April 23, 1959 in Book 25, Page 290, Deed Records, Eureka County, Nevada.



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Book 453  
Page 213

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**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 005-090-12, 005-090-13, 005-090-23  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 News: \_\_\_\_\_

2. Type of Property:  
 X a) Vacant Land  b) Sgl. Fam. Residence  
 c) Condo/Twnhse  d) 2-4 Plex  
 e) Apt. Bldg.  f) Comm'l/Ind'l  
 g) Agricultural  h) Mobile Home  
 i) Other \_\_\_\_\_

3. Total Value/Sales Price of Property \$180,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$180,000.00  
 Real Property Transfer Tax Due \$234.00 702.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

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

The undersigned declare(s) 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, 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 owned.

Signature: [Signature] Capacity: GRANTOR/SELLER

Signature: \_\_\_\_\_ Capacity: GRANTEE/BUYER

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

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

Print Name: Ryan Wynn  
 Address: 7935 Quail Prairie St.  
 City/State/Zip: Las Vegas, NV 89131

Print Name: Victor Hecker  
 Address: 6985 West Sahara Ave. #107  
 City/State/Zip: Las Vegas, NV 89117

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

Print Name: Nevada Title Company Esc. #: 07-02-0069-RP  
 Address: 9500 Hillwood Drive, #110  
 City: Las Vegas State: NV Zip: 89134

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