

DOC # 0210378

08/07/2007 03:16 PM

Official Record

Recording requested By
JEFFREY A LYNN

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$156.00 Recorded By: FES
Book- 0461 Page- 0067

A.P.N.: 005-260-73
File No: ()
R.P.T.T.: \$156.00



0210378

When Recorded Mail To: Mail Tax Statements To:
Roger and Kim Upton
PO Box 794
Avalon, CA 90704

GRANT, BARGAIN and SALE DEED

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

Jeffrey A. Lynn, an unmarried man

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

Roger Upton and Kim Upton, husband and wife as joint tenants

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

The SW 1/4 of the NW 1/4 of Section 1, Township 30 North, Range 49 East, M. D. B. & M., being Parcel 8 of DIVISION OF LAND INTO LARGE PARCELS MAP FOR JEFF LYNN, recorded November 20, 2001 in Map File 177222 in the Office of the County Recorder of Eureka County, Nevada.

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: 05/11/2007

Jeffrey A. Lynn
Jeffrey A. Lynn

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

This instrument was acknowledged before me on
8/3/07 by

Jeffrey A. Lynn
Joyce Cox
Notary Public
(My commission expires: _____)

 **JOYCE COX**
Notary Public - State of Nevada
Appointment Recorded in Humboldt County
No. 96-2035-9 - Expires April 3, 2008

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 005-260-73
- b) _____
- c) _____
- d) _____

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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 _____

3. Total Value/Sales Price of Property:

\$<<!!Table Field 40,000

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

\$<<!!Table Field 40,000

Transfer Tax Value:

\$156.00

Real Property Transfer Tax Due

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: _____

Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jeffrey A. Lynn

Print Name: Roger Upton and Kim Upton

Address: HC 76 Box 6630

Address: PO Box 794

City: Tonopah

City: Avalon

State: NV Zip: 89049

State: CA Zip: 90704

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

Print Name: Jeffrey A. Lynn

File Number: _____

Address: HC 76 Box 6630

City: Tonopah NV 89301

State: _____ Zip: _____

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