

DOC # 0210555

09/11/2007

03 45 PM

Official Record

Recording requested By
LARRY JONES

Eureka County - NV
Mike Rebaleati - Recorder

Fee \$15.00

Page 1 of 2

RPTT \$117.00

Recorded By FES

Book- 0463 Page- 0003

APN: 002-035-06

Send Tax Statements To:

Fred and Tami Anderson
10760 South Grass Valley Road
Winnemucca, NV 89445

When recorded return to:

James M. Copenhaver, PC
950 Idaho Street
Elko, NV 89801



0210555

GRANT, BARGAIN & SALE DEED TO JOINT TENANTS

FOR CONSIDERATION RECEIVED, **LARRY A. JONES and BENITA JONES**, husband and wife, as Grantors, do hereby grant, bargain and sell to **FRED S. ANDERSON and TAMI ANDERSON**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, as Grantees, and to their assigns, and the heirs and assigns of the survivor, forever, the property located in the County of Eureka, State of Nevada, described as follows:

Lot 1, Block 15, of CRESCENT VALLEY RANCH AND FARMS, INC., UNIT 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.

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, lying in or under said land as reserved by SOUTHERN PACIFIC LAND COMPANY in deed recorded in Book 64, Page 313, Deed Records, Lander County, Nevada, and in Book 24, Page 168, Deed Records, Eureka County, Nevada.

APN: 002-035-06

TOGETHER WITH the manufactured homes and any buildings or improvements located thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

TO HAVE AND TO HOLD the property, with the appurtenances to the Grantees, as joint tenants with right of survivorship and not as tenants in common and their assigns, and the heirs and assigns of the survivor accordingly, forever.

SIGNED this 15th day of August, 2007.

GRANTORS:

Larry A. Jones
LARRY A. JONES

Benita Jones
BENITA JONES

State of Nevada
County of Elko

This instrument was acknowledged before me on the 15th day of August, 2007, by **LARRY A. JONES** and **BENITA JONES**.

Jennifer L. Miller
NOTARY PUBLIC



STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
LARRY JONES

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$15.00
Recorded By: FES RPIT: \$117.00
Book- 0463 Page- 0003

1. Assessor Parcel Number (s)

- a) 002-035-06
- b) _____
- c) _____
- d) _____

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:

Deed in Lieu of Foreclosure Only (value of property)	\$	30,000.00
Transfer Tax Value:	\$	30,000.00
Real Property Transfer Tax Due:	\$	117.00

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 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 *Larry & Benita Jones* Capacity - Grantor
 X Signature *Fred & Tami Anderson* Capacity - Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Larry & Benita Jones
 Address: PO Box 211031
 City: Crescent Valley
 State: Nevada Zip: 89821

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Fred & Tami Anderson
 Address: 10760 S. Grass Valley Rd
 City: Winnemucca
 State: Nevada Zip: 89845

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: James M. Copenhaver, PC Escrow #
 Address: 950 Idaho Street
 City: Elko State: Nevada Zip: 89801