

DOC # 0210897

10/25/2007 2 52 PM

Official Record

Recording requested By
FIDELITY NATIONAL TITLE COMPANY

Eureka County - NV

Mike Rebaleati - Recorder

Fee: **\$41.00**

Page 1 of 3

RPTT:

Recorded By: TH

Book- 0465 Page- 0296



0210897

I hereby affirm that this document
Submitted for recording does not
Contain a social security number.

Jennifer Skelton
Signature

Jennifer Skelton—Title Officer

APN # - 005-240-12

Recording Requested By: Fidelity National Title Company

Return to: Fidelity National Title Company

Address: 4000 Industrial Blvd

City/State/Zip: Aliquippa, PA 15001

GRANT, BARGAIN , SALE DEED

If legal description is a metes and bounds description furnish the following information:

Legal Description obtained from (type of document), Book____, Page____, Document
Number 182928, Recorded on 10-2-03, in the EUREKA County Recorder Office.

If Surveyor, please provide name and address.

This page added to provide additional information required by NRS 111.312 Sections 1-4. (Additional recording fees applies)

This cover page must be typed.

NV Affirmation Cover Sheet – 2/06
VMP – 368C (NV) (0602)

RECORDING REQUESTED BY:

Fidelity National Title Agency of Nevada, Inc.
Escrow No. 06-177508-AA
Title Order No. 1316322-1

When Recorded ~~Mail Document~~

~~and~~ Tax Statement To:

Mr. Timothy B. Rosecrans
NNA Hillbilly Lane Walters Plc,
Crescent Valley, NV 89821

RPTT: 03

APN: 005-240-12

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Timothy B. Rosecrans and Angie M. Rosecrans, as joint tenants.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and

Convey to Timothy B. Rosecrans, An Unmarried Man

all that real property situated in the Eureka County, State of Nevada, bounded and described as follows:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: 1. Taxes for the fiscal year 2006-2007
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED: January 24, 2007

STATE OF NEVADA

COUNTY OF Eureka

Timothy B. Rosecrans
Timothy B. Rosecrans

This instrument was acknowledged before me

on February 23 2007

by Timothy B. Rosecrans

Angie M. Rosecrans

Signature

Barbara U. Giudici

Notary Public

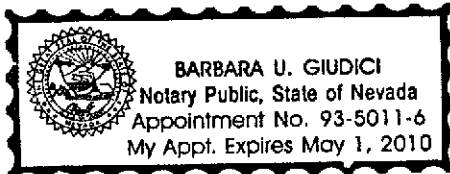
My Commission Expires: May 1, 2010

Angie M. Rosecrans
Angie M. Rosecrans

Return to: Fidelity National Title
4000 Industrial Blvd
#1316322 Allquippa, PA 15001

NV (Rev 6/03)

GRANT DEED



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Exhibit "A"

Legal Description

All that certain parcel of land situate in the County of Eureka and State of Nevada, being known and designated as follows:

The Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 33, Township 30 North, Range 48 East, M.D.B. and M., Eureka County, Nevada.

Tax ID: 005-240-12

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-210897

10/25/2007

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Page 1 of 1 Fee: \$41.00

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1. Assessor Parcel Number(s)

a) 005-240-12
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
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of the Property

Deed in Lieu of Foreclosure Only (Value of Property) (0)
Transfer Tax Value: \$ 0.00
Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 16
b. Explain Reason for Exemption: Recognize true status Former Spouses

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 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 B. Rosecrans Capacity grantor & grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name:

Print Name: Timothy B. Rosecrans

Address:

Address: NNA Hillbilly Lane Walters

City, State, Zip:

City, State, Zip: Plc,
Crescent Valley, NV 89821

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

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow #: 06-177508-AA

Address: 2270 Corporate Circle, Suite 110

City, State and Zip: Henderson, NV 89074

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