

05/08/2008

04:22 PM

Official RecordRecording requested By
COW COUNTY TITLE COEureka County - NV
Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$156.00

Recorded By: FS

Book- 0472 Page- 0303

A.P.N. 05-210-31
R.P.T.T. \$156.00
Escrow No. 35864-EurRecording Requested By:
Cow County Title Co.Mail Tax Statements To:
Same as belowWhen Recorded Mail To:
Tina L. Richardson
1915 Thomas Jefferson Ave.
Battle Mountain, NV 89820

0211839

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART, husband and wife, as Joint Tenants for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to TINA L. RICHARDSON, a married woman, as her sole and separate property and to the heirs and assigns of such Grantee forever, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.
3. A Deed of Trust in favor Seller recorded Concurrently

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 7, 2008

 A handwritten signature of Tom R. Arnhart in black ink.

TOM R. ARNHART

 A handwritten signature of Cynthia L. Flavion-Arnhart in black ink.

CYNTHIA L. FLAVION-ARNHART

State of Nevada

County of Nye

} ss.

This instrument was acknowledged before me on 4/15/08
by TOM R. ARNHART and CYNTHIA L. FLAVION-ARNHART

Signature:

 A handwritten signature of Nancy L. Steib in black ink.

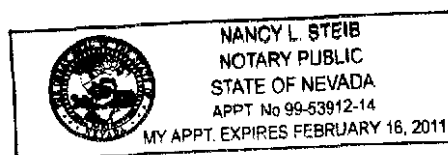
Notary Public


Exhibit A
LEGAL DESCRIPTION

File Number: 35864-Eur

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

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 15: The Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4)

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 to H.J. BUCHENAU and ELSIE BUCHENAU recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada.

ASSESSOR'S PARCEL NUMBER FOR 2007 – 2008: 05-210-31



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 05-210-31
 b) _____
 c) _____
 d) _____

FOR RECORDER

Document/Inst
 Book _____
 Date of Record _____
 Notes: _____

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2. Type of Property

- a) ☐ Vacant Land b) ☐ Single Family Residence
 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
 e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial
 g) ☐ Agricultural h) ☒ Mobile Home
 i) ☐ Other _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (Value of Property) (_____) \$40,000.00
 Transfer Tax Value \$40,000.00
 Real Property Transfer Tax Due: \$156.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: 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: _____

Capacity: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

Print Name: TOM R. ARNHART
1100 INDIO COURT
 Address: _____
 City/State/Zip PAHRUMP, NV 89048

BUYER (GRANTEE) INFORMATION

Print Name: TINA L. RICHARDSON
1915 THOMAS JEFFERSON
 Address: AVE.
 City/State/Zip BATTLE MOUNTAIN, NV 89820

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

Company Name: Cow County Title Co. Escrow No 35864-Eur
P.O. Box 1608
363 Erie Main Street
 Address: Tonopah, Nevada 89049