

DOC # 0212647

10/20/2008

3:44 PM

APN 002-032-19

Official Record

Recording requested By
STEWART TITLE OF NEVADA

GRANTEE'S ADDRESS:

Mr. and Mrs. James S. Winter
P. O. Box 211289
Crescent Valley, NV 89821

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$40.00 Page 1 of 2
RPTT: \$78.00 Recorded By: LLH
Book- 0480 Page- 0375



JOINT TENANCY GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made the 16 day of October, 2008,
by and between SANDY DANN , formerly known as SANDY SMALES, an
unmarried woman, party of the first part and hereinafter referred
to as "Grantor", and JAMES S. WINTER and KARLA R. WINTER, husband
and wife as joint tenants with full right of survivorship, parties
of the second part and hereinafter referred to as "Grantees";

W I T N E S S E T H:

That the said Grantor, for and in consideration of the
sum of Ten Dollars (\$10.00) lawful money of the United States of
America, and other good and valuable considerations, the receipt
whereof is hereby acknowledged, does hereby grant, bargain and sell
unto said Grantees, in joint tenancy and to the survivor of them
and to the heirs of such survivor, forever, all those certain lots,
pieces or parcels of land situate, lying and being in the County of
Eureka, State of Nevada, and bounded and particularly described as
follows, to-wit:

Lot 5, Block 12, of Crescent Valley Ranch &
Farms Unit No. 1, according to the official
map thereof, filed in the Office of the
County Recorder of Eureka County, State of
Nevada, as File Number 34081.

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 recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging and in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand the day and year first above written.

Sandy Dann
SANDY DANN, formerly known as SANDY SMALES

STATE OF Nevada)
COUNTY OF Eureka) ss.

On October 16, 2008, 2008, personally appeared before me, a Notary Public, SANDY DANN, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

BETTY
Notary Public, State of Nevada
Appointment No. 94-0203-8
My App. Expires June 15, 2010

Betty J. Krambs
NOTARY PUBLIC

BETTY J. KRAMBS
Notary Public, State of Nevada
Appointment No. 94-0203-8
My App. Expires June 15, 2010

DOC # DV-212647

10/20/2008 3:44 PM

Official Record

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 02-032-19
- b) _____
- c) _____
- d) _____

Recording requested By
STEWART TITLE OF NEVADA

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$40.00
Recorded By: LLH RPTT: \$78.00
Book- 0480 Page- 0375

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

Total Value/Sales Price of Property	\$69,000.00
Deed in Lieu of Foreclosure Only (Value of Property)	(\$0)
Transfer Tax Value	\$20,000.00
Real Property Transfer Tax Due:	\$78.00

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: Sandy Dann Capacity: Grantor

Signature: _____ Capacity: Grantee
James S. Winter

SELLER (GRANTOR) INFORMATION

Print Name: SANDY DANN
Address: 253 SECOND STREET
City/State/Zip: CRASCOW VALLEY NV 89821

BUYER (GRANTEE) INFORMATION

Print Name: JAMES S. WINTER
Address: P.O. Box 211289
City/State/Zip: CRASCOW VALLEY NV 89821

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

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1011904-27
Address: 665 Campton Street
City Ely State: NV Zip 89315

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 02-032-19
- b) _____
- c) _____
- d) _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

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 _____ \$69,000.00

Deed in Lieu of Foreclosure Only (Value of Property) (_____ \$0)

Transfer Tax Value _____ \$20,000.00

Real Property Transfer Tax Due: _____ \$78.00

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: Grantor

Sandy Dann

Signature: _____ Capacity: Grantee

James S. Winter

SELLER (GRANTOR) INFORMATION

Print Name: Sandy Dann

Address: 253 Second Street

City/State/Zip: Crescent Valley NV 89821

BUYER (GRANTEE) INFORMATION

Print Name: James S. Winter

Address: P.O. Box 211288

City/State/Zip: Crescent Valley NV 89821

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

Company Name: Northeastern Division Stewart Title of Nevada - Escrow No 1011904-27

Address: 665 Campton Street

City Ely State: NV Zip 89315

