

DOC# 0213617

07/22/2009

09:43AM

Official Record

Recording Requested By
FIRST AMERICAN TITLE PASE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$18.00

Page: 001 of 005

RPTT: \$659.10

Recorded By FS

Book- 0489 Page- 0362

A.P.N. 007-396-22
Escrow No.: EO-1081049-CL
1081049

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

James D. Hopper, Jr.
5046 3rd St
Eureka NV 89316



0213617

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

659.1070

Documentary transfer tax is \$659.10, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That Pony Express Village, LLC in consideration of \$10.00 Dollars, the receipt of which is hereby
acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to James D. Hopper, Jr., ~~his legal and sole~~

~~with all~~ ^{**} and Mary Michelle Davila all that real property in the County of escrow only.

**HUSBAND AND WIFE AS JOINT TENANTS
State of Nevada, bounded and described as follows:

***see exhibit A for clarification and legal description

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

Dated: April 13, 2009

Pony Express Village, LLC

By: Robert L. McMiss
Robert L. McMiss, Managing Member

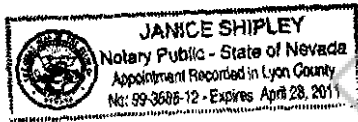
STATE OF NEVADA)

COUNTY OF Lyon)

On April 13, 2009 personally appeared before me, a Notary Public, Robert L. McHinn Managing Member of Pany Express Village LLC

who acknowledged that he executed the above instrument.

Signature
(Notary Public)



Janice Shipley

Comm. 99-3686-12

exp 4-28-11

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Eureka, State of Nevada and is described as follows:

PARCEL C AS SHOWN ON THAT CERTAIN AMENDED PARCEL MAP FOR GARY AND JONILYNN HALL FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON JUNE 3, 1988, AS FILE NO. 118810, BEING A PORTION OF LOT 1 OF PARCEL A OF LARGE DIVISION MAP, E1/2, SECTION 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B. &M.



Exhibit A

A.P.N.
Escrow No.: EO-1081049-CL
1081049

RECORDING REQUESTED BY:

MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO:

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 658.52, computed on full value of property conveyed.

GRANT, BARGAIN, SALE DEED

That **Pony Express Village, LLC** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **James D. Hopper, Jr., a Single Man** and **Mary Michele Davis, a Single Woman** as _____ (please indicate how title will be taken) all

that real property in the County of **escrow only**, State of Nevada, bounded and described as follows:

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

Dated: July 21, 2009

Pony Express Village, LLC

By: _____
Robert L. McMinn, Managing Member

Exhibit A

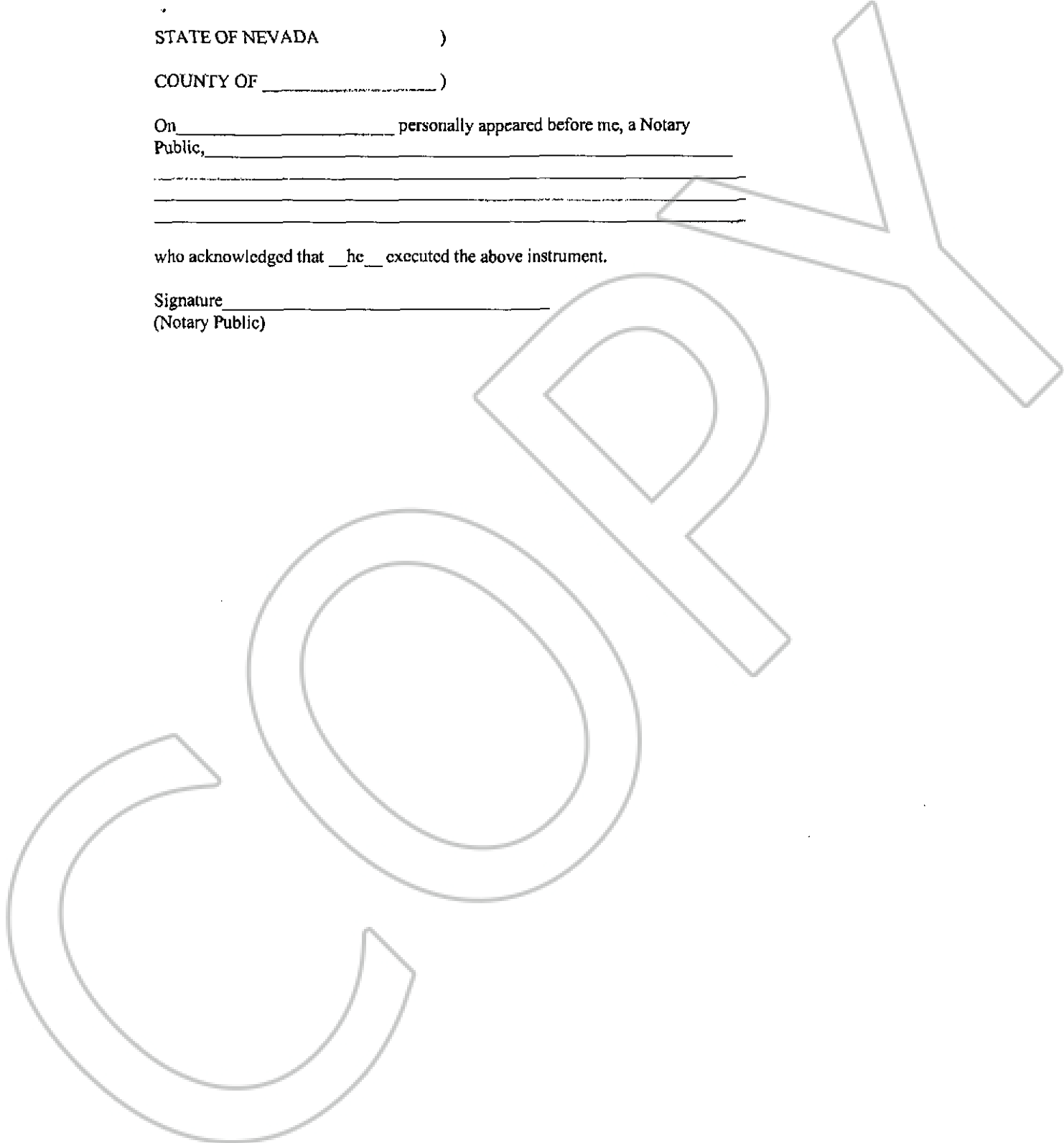
STATE OF NEVADA)

COUNTY OF _____)

On _____ personally appeared before me, a Notary
Public, _____

who acknowledged that he executed the above instrument.

Signature _____
(Notary Public)



Recording requested By
FIRST AMERICAN TITLE PASE

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)
a) _____
b) 007-39A-22
c) _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo / Townse d) 2-4 Plex
e) Apt. Bldg. f) Comm' / Ind'l
g) Agricultural h) Mobile Home
i) Other _____

3. Total Value/Sale Price of Property: \$168,850.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$168,850.00
Real Property Transfer Tax Due: \$-698.32 659.10 90

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 375.038, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Robert 2. McMin Capacity Seller
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Print Name: Pony Express Village
Address: 821 W. Bridge
City: Elington
State: NV Zip: 89447

BUYER (GRANTEE) INFORMATION

Print Name: James D Hepper, Jr.
Address: 516 3rd St
City: Eureka
State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company
Address: 307 W Winnie Lane #5
City: Carson City State: NV Zip: 89703-4103

Esc. # EO-1081049-CL

FOR R
Docum Eureka County - NV
Mike Rebaleati - Recorder
Book: Page 001 of 005 Fee: \$18.00
Date of Recorded By: FS RPTT: \$659.10
Notes: Book- 0489 Page- 0362

State of Nevada Declaration of Value

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\$168,850.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value

\$168,850.00

Real Property Transfer Tax Due:

\$ 658.52 658.52 - J*

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 Capacity

Signature Capacity

SELLER (GRANTOR) INFORMATION

Print Name:
Address:
City:
State: Zip:

BUYER (GRANTEE) INFORMATION

Print Name:
Address:
City:
State: Zip:

COMPANY/PERSON REQUESTING RECORDING

Co. Name: Northern Nevada Title Company
Address: 307 W Winnie Lane #5
City: Carson City State: NV Zip: 89703-4103

Esc. # EO-1081049-CL

FOR RECORDERS OPTIONAL USE ONLY
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Notes:

CLARIFICATION COPY