

JOINT TENANCY DEED

APN: 005-246-37

DOC # **0220770**

07/13/2012 04:22 PM

Official Record

Recording requested By
DONALD JAMES

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: Recorded By: FES
Book- 534 Page- 0004

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: DONALD JAMES
Address: PO Box 451
City/State/Zip: ELKO NV 89803



THIS INDENTURE made this 10 day of JULY, 2012, by and between
DON JAMES hereinafter referred to as Grantor(s), and
DONALD OR DORTHEY JAMES hereinafter referred to as Grantees,
whose address is (if applicable): PO Box 451, situate in the
City of ELKO, County of ELKO, State of NEV.

WITNESSETH:

For valuable consideration received, Grantor(s) does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and heirs and assigns of the survivor forever, all that certain real property situate in the County of EUREKA, State of NEV. that is described as follows:

(Set forth legal description)

SEE EXHIBIT A

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and right of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances there-unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantor(s) has caused this conveyance to be executed the day and year first above written.

Donald James
Signature of Grantor

Dorthey James
Signature of Grantor

STATE OF NEVADA)
COUNTY OF ~~ELKO~~ ELKO)

This instrument was acknowledged before me on (date) 7-10-12

By (person(s) appearing before notary public) Donald & James & Dorthey James

Juan C Rodriguez
Notary Public
My Commission expires: 6-22-14

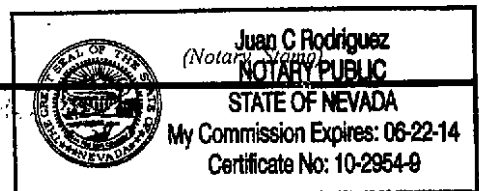


EXHIBIT "A"
JAMES - JAMES
GRANT, BARGAIN AND SALE DEED

DESCRIPTION OF JAMES PARCEL NO. 2
LOCATED IN CRESCENT VALLEY, NEVADA
CONTAINING 39.33 ACRES, MORE OR LESS.

A parcel of land located in Lot 1 (SW1/4 SW1/4) of Section 33, T.33N., R.48E., M.D.B.&M., containing 39.33 acres, more or less and being further described as follows.

Commencing at the S 1/4 corner of Section 33, T.33N., R.48E., M.D.B.&M.:

thence S. 87° 53' 00" W. along the south section line of said Section 33 for a distance of 1321.15 feet to the true point of beginning of this description, the SE corner of Parcel No. 2 and also the SE corner of Lot 1 of said Section 33, Corner No. 1;

thence S. 87° 53' 00" W. along the south section line of said Section 33 for a distance of 123.60 feet to the NW corner of Section 4, T.32N., R.48E., M.D.B.&M., Corner No. 2;

thence continuing along the south section line of said Section 33, S. 88° 58' 50" W. for a distance of 807.26 feet to the SW corner of Parcel No. 2, Corner No. 3;

thence N. 0° 08' 12" W. along the west side of Parcel No. 2 to a point on the north line of Lot 1 of said Section 33, the NW corner of Parcel No. 2 and also Corner No. 4 of this description;

thence S. 89° 54' 26" E. along the north line of Lot 1 of said Section 33 for a distance of 930.61 feet to the NE corner of Lot 1 of said Section 33 and the NE corner of Parcel No. 2, Corner No. 5 of this description;

thence S. 0° 08' 22" E. along the east line of Lot 1 of said Section 33 for a distance of 1829.86 feet to the SE corner of Parcel No. 2 and the SE corner of Lot 1 of said Section 33, Corner No. 1, the true point of beginning of this description.



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BOOK 303 PAGE 283

165037

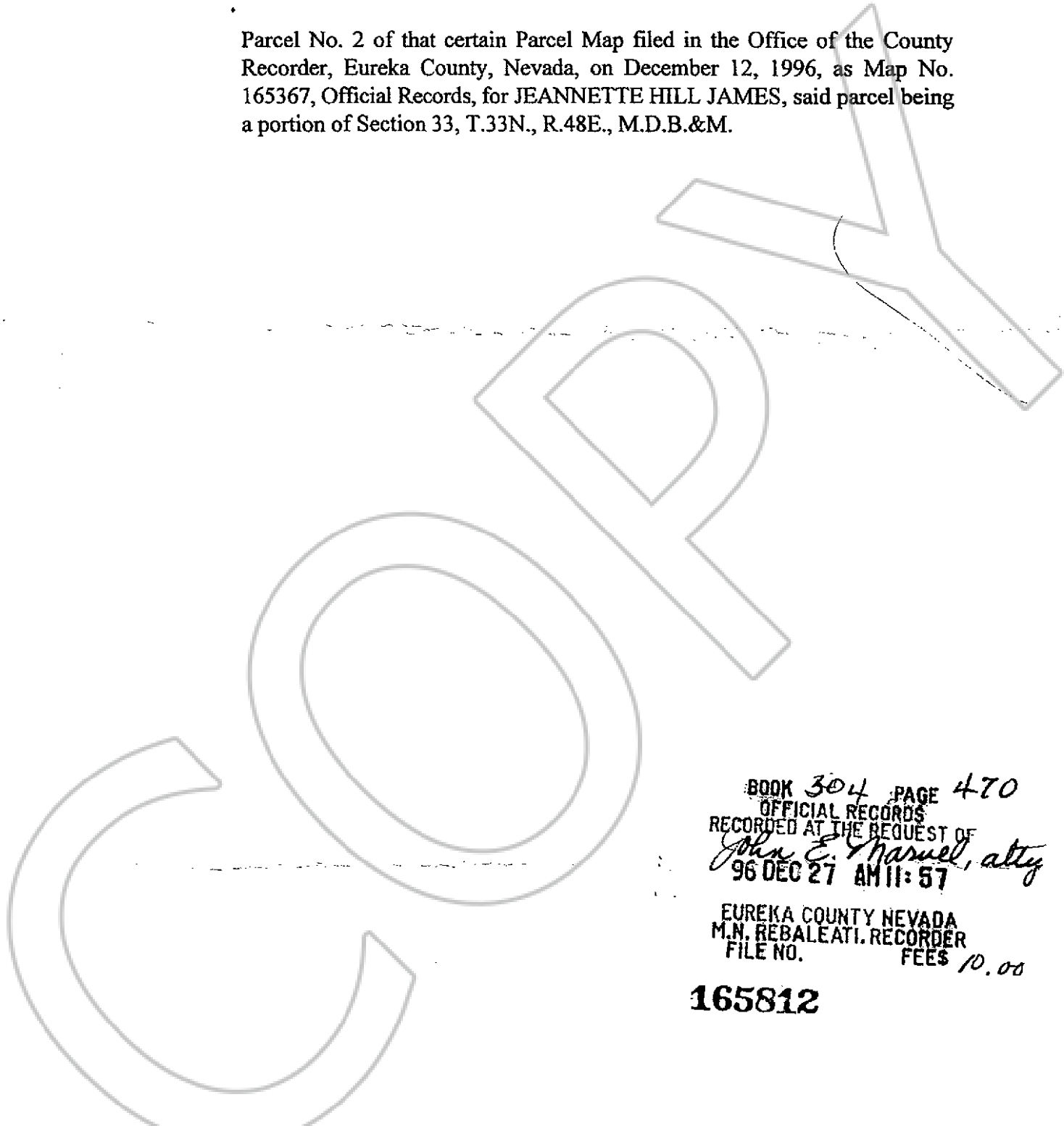
BOOK 303 PAGE 281
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
John Marshall, atty
96 NOV 15 PM 2:03

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 2.00

BOOK 304 PAGE 472

EXHIBIT "A"

Parcel No. 2 of that certain Parcel Map filed in the Office of the County Recorder, Eureka County, Nevada, on December 12, 1996, as Map No. 165367, Official Records, for JEANNETTE HILL JAMES, said parcel being a portion of Section 33, T.33N., R.48E., M.D.B.&M.



BOOK 304 PAGE 470
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
John E. Maruel, atty
96 DEC 27 AM 11:57
EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 10.00

165812

This Grant, Bargain and Sale Deed is being re-recorded to reflect the correct legal description which is set forth hereinabove.

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BOOK 304 PAGE 473

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-220770

07/13/2012 04:22 PM

Official Record

1. Assessor Parcel Number (s)

a) 005-246-32
b) _____
c) _____
d) _____

FOR RECOR
Document/Book:
Date of Recording:
Notes:

Recording requested by
DONALD JAMES

Eureka County - NV
Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00
Recorded By: FES RPTT:
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2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'Wind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 3,937.00
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: B
b. Explain Reason for Exemption: Adding my wife Dorothy to property.

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 Donald James Capacity GRANTOR
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: DONALD JAMES
Address: PO. Box 451
City: FLKO
State: NV. Zip: 89803

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____