

A.P.N.: 007-380-86  
File No: NCS-576598-HHLV (MS)  
R.P.T.T.: \$156.00 C

**DOC# 223588**  
12/20/2012 03:17PM

**Official Record**

Requested By  
FIRST AMERICAN TITLE NCS LAS VEGA

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Page: 1 of 5 Fee: \$18.00  
Recorded By FS RPTT: \$156.00  
Book- 0546 Page- 0060

When Recorded Mail To: Mail Tax Statements To:  
James Kenneth Osburn, Jr. and Faye Annette Osburn  
8540 S. Durango Drive  
Las Vegas, NV 89113



**GRANT, BARGAIN and SALE DEED**

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Earl A. Hayward and Cherisse A. Hayward, husband and wife as joint tenants as to an undivided one-third (1/3) interest, John T. O'Flaherty and Becky O'Flaherty, husband and wife, as community property with the right of survivorship, as to an undivided one-third (1/3) interest and Curtis P. Hayward, an unmarried man, as to an undivided one-third (1/3) interest, as tenants in common

do(es) hereby *GRANT, BARGAIN and SELL* to

James Kenneth Osburn Jr. and Faye Annette Osburn, husband and wife as joint tenants

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

**PARCEL NO. 1 OF LOT C OF PARCEL NO. 2, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR JERRY R. MARTIN, JOHN T & BECKY O'FLAHERTY AND CURTIS P. HAYWARD, FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, NEVADA ON JUNE 6, 1996 AS FILE NO. 163224, LOCATED ON A PORTION OF LOT 11, SECTION 28, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B. & M.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 12/02/2012

Earl A. Hayward  
Earl A. Hayward

Cherisse A. Hayward  
Cherisse A. Hayward

**SIGNED IN COUNTERPART**

John T. O'Flaherty

Curtis P. Hayward  
Curtis P. Hayward

**SIGNED IN COUNTERPART**

Becky O'Flaherty

STATE OF Nevada )  
COUNTY OF Eureka ) : ss.

This instrument was acknowledged before me on 12/10/12 by Earl A. Hayward and Cherisse A. Hayward.

Sara G. Simmons  
Notary Public  
(My commission expires: 7/17/16)



Sara G. Simmons  
NO # 97-0349-8  
Exp 7-17-16

STATE OF Nevada )  
COUNTY OF Eureka ) : ss.

This instrument was acknowledged before me on 12/10/12 by John T. O'Flaherty and Becky O'Flaherty.

Sara G. Simmons  
Notary Public  
(My commission expires: 7/17/16)



SIGNED IN COUNTERPART

Earl A. Hayward

SIGNED IN COUNTERPART

Cherisse A. Hayward

*John T O'Flaherty*

John T. O'Flaherty

SIGNED IN COUNTERPART

Curtis P. Hayward

SIGNED IN COUNTERPART

Becky O'Flaherty

STATE OF \_\_\_\_\_ )  
: SS.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Earl A. Hayward and Cherisse A. Hayward.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

STATE OF Nevada )  
: SS.  
COUNTY OF White Pine )

This instrument was acknowledged before me on 12-7-21 by  
**John T. O'Flaherty and ~~Becky O'Flaherty.~~**

*Lisa Marie Maestes*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 8/24/13 )

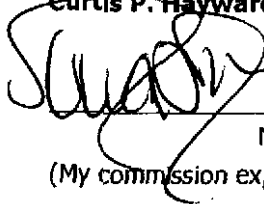


*Lisa Marie Maestes  
No# 059921117  
8-24-13 Exp*



STATE OF Nevada )  
 ) : **ss.**  
COUNTY OF Eureka )

This instrument was acknowledged before me on 12/19/12 by  
**Curtis P. Hayward.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 7/17/16 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 02, 2012** under Escrow No. **NCS-576598-HHLV.**

Sara G. Simmons  
No 97-0349-8  
Exp 7-17-16



223588

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STATE OF NEVADA  
DECLARATION OF VALUE

DOC# DV-223588

12/20/2012

03:17PM

1. Assessor Parcel Number(s)

- a) 007-380-86
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Official Record

Requested By  
FIRST AMERICAN TITLE NCS LAS VEGAS

Eureka County - NV  
Mike Rebaletti - Recorder

Page: 1 of 1

Fee: \$18.00

Recorded By FS

PRTT: \$156.00

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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a) Total Value/Sales Price of Property:

\$40,000.00

b) Deed in Lieu of Foreclosure Only (value of

( \$ )

c) Transfer Tax Value:

\$40,000.00

d) Real Property Transfer Tax Due

\$156.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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 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: Becky O'Flaherty

Capacity: Grantee

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Earl A. Hayward and Cherisse A. Hayward, John T. O'Flaherty and Becky O'Flaherty and Curtis P.

James Kenneth Osburn, Jr. and Faye Annette

Print Name: Hayward

Print Name: Osburn

Address: P.O. Box 322

Address: 8540 S. Durango Drive

City: Eureka

City: Las Vegas

State: NV Zip: 89316

State: NV Zip: 89113

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

First American Title Insurance  
Company National Commercial

Print Name: Services

File Number: NCS-576598-HHLV MS/ad

Address: 2490 Paseo Verde Parkway, #100

City: Henderson

State: NV Zip: 89074

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