

A.P.N. # 077-007-013

FEE <sup>\$</sup> 15.00 532025  
COCK  
REQUEST OF

Pedri) R.P.T.T. \$ 526.50  
ESCROW NO. 05290309  
RECORDING REQUESTED BY:  
STEWART TITLE COMPANY  
MAIL TAX STATEMENTS TO:  
**Same as below**

Stewart Title Co.  
2005 MAR 18 PM 2:19

JERRY D. REYNOLDS  
ELKO CO. RECORDER

WHEN RECORDED MAIL TO:  
**Grantee**

(Space Above for Recorder's Use Only)

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Lorraine K. Karr, who acquired title as Lorraine K. Pedri, a widow and Thomas Walter Karr, wife and husband**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Kent W. Schulz, an unmarried man**

and to the heirs and assigns of such Grantee forever, all that real property situated in the  
County of **Elko** State of Nevada, bounded and described as:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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.

DATE: **March 09, 2005**

*Lorraine K. Karr*  
Lorraine K. Karr (fka Lorraine K.  
*Thomas Walter Karr*  
Thomas Walter Karr



STATE OF Nevada )  
COUNTY OF Elko ) ss.

This instrument was acknowledged before me on 3/11/05  
by Lorraine K. Karr (fka Lorraine K. Pedri) and Thomas Walter Karr

Signature Heather Allan  
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 05290309

The land referred to herein is situated in the State of Nevada, County of Elko described as follows:

A parcel of land located in Section 35, TOWNSHIP 33 NORTH, RANGE 55 EAST, M.D.B.&M. more particularly described as follows:

Commencing at the NW Corner of said Section 35, THENCE South  $89^{\circ}08'55''$  East, 1,323.55 feet along the North boundary of Section 35 to a point;

THENCE South  $40^{\circ}39'14''$  East, 1,337.57 feet to Corner No. 1, the point of beginning;

THENCE South  $73^{\circ}05'14''$  West, 1,654.25 feet to Corner No. 2 being a point on the centerline of Hamilton Stage Road;

THENCE South  $16^{\circ}54'46''$  East, 457.94 feet along said centerline of Hamilton Stage Road to Corner No. 3;

THENCE from a tangent bearing South  $16^{\circ}54'46''$  East, a curve to the left with a radius of 500.00 feet through a central angle of  $27^{\circ}29'33''$  for an arc length of 239.92 feet along said centerline of Hamilton Stage Road to Corner No. 4;

THENCE South  $44^{\circ}24'19''$  East, 530.27 feet along said centerline of Hamilton Stage Road to Corner No. 5;

THENCE from a tangent bearing South  $44^{\circ}24'19''$  East a curve to the Right with a radius of 1,000.00 feet through a central angle of  $8^{\circ}25'40''$  for an arc length of 147.09 feet along said centerline of Hamilton Stage Road to Corner No. 6;

THENCE North  $54^{\circ}01'21''$  East, 1,450.59 feet to Corner No. 7;

THENCE North 400.00 feet to Corner No. 8;

THENCE North  $40^{\circ}39'14''$  West 478.08 feet to Corner No. 1, the point of beginning;

Said parcel being known as Parcel 13 in Block G of the amended record of Survey Map for Western Hills as recorded in the Office of the County Recorder of Elko County, Nevada on February 25, 1975, File No. 89141.

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

- a) 077-007-013
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a) \_\_\_\_\_ Vacant Land
- b) XX Single Family Res.
- c) \_\_\_\_\_ Condo/Townhouse
- d) \_\_\_\_\_ 2-4 Plex
- e) \_\_\_\_\_ Apartment Bldg.
- f) \_\_\_\_\_ Comm'l/Ind'l
- g) \_\_\_\_\_ Agricultural
- h) \_\_\_\_\_ Mobile Home
- i) Other: \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	<u>532025</u>
Book: _____	Page: _____
Date of Recording:	<u>3-18-05</u>
Notes:	_____

3. Total Value/Sales Price of Property \$ 135,000.00

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

Transfer Tax Value \$ 135,000.00

Real Property Transfer Tax Due: \$ 526.50

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: Kent W. Schulz Capacity: grantor

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

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: Lorraine K. Karr (fka Loraine K.  
Address: P.O. Box 8237  
City/State/Zip: Spring Creek, NV 89815

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: Kent W. Schulz  
Address: 224 Hamilton Stage Road  
City/State/Zip: Elko, Nevada 89801

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

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 05290309  
Address: 810 Idaho Street  
City/State/Zip: Elko, Nevada 89801

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