



20040407-0003339

Fee: \$16.00 RPTT: \$1,603.95
04/07/2004 13:56:14 T20040300001
Req: LAWYERS TITLE OF NEVADA
Frances Deane
Clark County Recorder Pgs 4

APN: 190-17-110-008
R.P.T.T. \$1,603.95
LAWYERS TITLE: 04-02-0614-AW

WHEN RECORDED RETURN TO &
MAIL TAX STATEMENTS TO:

(4) -1

James Crosby
30553 Flossmoor Way
Hayward, CA 94544

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That DEL WEBB COMMUNITIES, INC., an Arizona Corporation, FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

James Crosby, an unmarried man

all that real property situate in the County of Clark, State of Nevada, bounded and described as follows:

See Exhibit "A" Attached and made a part herein

- SUBJECT TO:
1. Taxes for the fiscal year 2003-2004.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

WITNESS my hand this 26 day of March 2004.

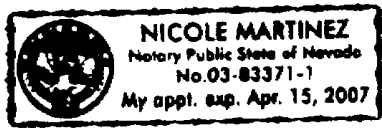
DEL WEBB COMMUNITIES, INC., an Arizona Corporation

BY: [Signature]
S. O'CONNOR, Vice President

STATE OF NEVADA)
)ss:
COUNTY OF CLARK)

On this 26 day of March, 2004, personally appeared before me, a Notary Public in and for said County and State, S. O'Connor, Vice President, who acknowledged that he executed the above instrument.

WITNESS my hand and official seal.
[Signature]
NOTARY PUBLIC in and for said County and State.



ORDER NO.: 106-2128157 SST

EXHIBIT A

(LEGAL)

Parcel I:

**Lot Thirteen (13) in Block Four (4) of FINAL MAP OF ANTHEM COUNTRY CLUB
PARCEL 38 as shown by map thereof on file in Book 109 of Plats, Page 53, in the Office
of the County Recorder of Clark County, Nevada**

Parcel II

**An easement for ingress and egress over those private streets and common elements as
shown on the map referred to above and as set forth in that certain Declaration of
Covenants, Conditions and Restrictions for Anthem Country Club recorded in the Office
of the Clark County, Nevada Recorder on June 29, 1998 in Book 980629 as Instrument
No. 00720, as now or hereafter amended**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s):
 a) 190.17.110.008
 b) _____
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Townhouse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apartment Building | f) <input type="checkbox"/> Commercial/Industrial |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3. Total Value/Sales Price of Property:
 4. Deed in Lieu of Foreclosure Only (value of property)
 5. Transfer Tax Value:
 6. Real Property Transfer Tax Due:

8 \$ 314,416.07
 \$ 314,416.07
 \$ _____
 \$ 1603.95

7. If Exemption Claimed:
 a) Transfer Tax Exemption, per NRS 375.090, Section:
 b) Explain Reason for Exemption:

8. 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 [Signature] Capacity: GRANTOR
 Signature [Signature] Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION <small>(REQUIRED)</small>	BUYER (GRANTEE) INFORMATION <small>(REQUIRED)</small>
Print Name: <u>DEL WEBB COMMUNITIES, INC.</u>	Print Name: <u>James Crosby</u>
Address: <u>11500 SOUTH EASTERN AVENUE</u>	Address: <u>30553 Flossmoor Way</u>
City: <u>HENDERSON</u>	City: <u>Harwood</u>
State: <u>NEVADA</u> Zip: <u>89052</u>	State: <u>CA</u> Zip: <u>94524</u>

COMPANY/PERSON REQUESTING RECORDING
 LAWYERS TITLE OF NEVADA, INC., ESCROW NO.: 04-02-06121 AD
 1210 SOUTH VALLEY VIEW BLVD., ESCROW OFFICER DAPHNE WRIGHT & CATHERINE ACANOS
 LAS VEGAS, NV 89102

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

3339