

20040407-0003145

Fee: \$14.00 RPTT: \$2,167.50
04/07/2004 14:06:44 T20040000008
Rec: FIRST AMERICAN TITLE COMPANY OF
Frances Deane
Clark County Recorder Pg: 5

A.P. No. 190-17-110-008
Escrow No. 106-2128157-SST/BJH
R.P.T.T. \$2,167.50

WHEN RECORDED MAIL TO:

Eric Zapf and Lorie Zapf
4622 Lisann St
San Diego CA 92117

90
(5)
2

MAIL TAX STATEMENT TO:

4622 Lisann St
San Diego CA 92117

GRANT, BARGAIN and SALE DEED

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

James Crosby, an unmarried man

do(es) hereby GRANT, BARGAIN and SELL to

Eric Zapf and Lorie Zapf, husband and wife as joint tenants

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

~~Lot 13 Block 4 of Final map of Anthem Country Club PARCEL 38 as shown by map thereof on file in Book 109 of Maps, Page 53, in the Office of the County Recorder of Clark County, Nevada~~

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: 03/11/2004

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) _____

2. Type of Property

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

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

3. Total Value/Sales Price of Property:

\$425,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$425,000.00

Real Property Transfer Tax Due \$2,187.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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: [Signature] Capacity: Seller
 Signature: [Signature] Capacity: Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: James K. Crosby
 Address: Sigma G
 City: _____
 State: _____ Zip: _____

Print Name: Eric Zapf
 Address: 20 Weston Hills Road
 City: Henderson
 State: NV Zip: 89052-

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

Print Name: First American Title of Nevada
 Address: 2551 N. Green Valley Pkwy, #202B
 City: Henderson

File Number: 106-2128167 SST/SST
 State: NV Zip: 89014

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

3145

**STATE OF NEVADA
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- e) Apt. Bldg.
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- g) Agricultural
- h) Mobile Home
- i) Other _____

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\$425,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$425,000.00

Real Property Transfer Tax Due \$2,167.50

4 If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

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Signature James K. Crosby
 Signature _____

Capacity: Seller
 Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: James K. Crosby

Print Name: Eric Zapf

Address: SPRUE

Address: 20 Weston Hills Road

City: _____

City: Henderson

State: _____ Zip: _____

State: NV Zip: 89052-

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