



20090327-0003286

Fee: \$16.00 RPTT: \$1,275.00

N/C Fee: \$0.00

03/27/2009 14:02:13

T20090105829

Requestor:

FIDELITY NATIONAL TITLE LAS

Debbie Conway KXC

Clark County Recorder Pgs: 4

**RECORDING REQUESTED BY:**  
Fidelity National Title  
2850 W. Horizon Ridge Parkway #120  
Henderson, Nv. 89052

Escrow No.: FT080015787  
Title No.:

**AND WHEN RECORDED MAIL TO:**  
Robert Canavan and Ann Canavan  
2446 Craigie Castle  
Henderson, NV 89044

**AND WHEN RECORDED MAIL TAX  
STATEMENTS TO:**

SAME AS ABOVE

APN NO.: 191-24-611-073  
Affix RPTT: \$1275.00

## GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT: Eric Zapf, a married man as his sole and separate property, who acquired title as Eric Zaph

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to Robert Canavan and Ann Canavan, husband and wife as Joint Tenants

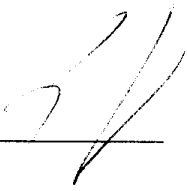
All that real property situated in the County of Clark, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, right of way, easements and reservations of record.

  
\_\_\_\_\_  
Eric Zapf

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

On March 25, 2009 personally  
appeared before me, a Notary Public

Eric Zapf

who acknowledged that he/she/they executed  
the above instrument.

  
\_\_\_\_\_  
Notary Public

My commission expires: August 26, 2011



M. Draheim  
1759425  
Aug. 26, 2011

Title No. FT18-FT080015787

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

Assessor's Parcel No: 191-24-611-073

Parcel I:

Lot Seventy-Seven (77) in Block Five (5) of Anthem Highlands Unit 3, as shown by map thereof on file in Book 114 of Plats at Page 42 in the office of the Recorder of the County of Clark, Nevada.

Parcel II:

A non-exclusive easement for ingress, egress, use and enjoyment of the Common Element Lots as shown on the map reference to above, and as further set forth in the Declaration of Covenants, Conditions and Restrictions for Anthem Highlands recorded July 25, 2003 in Book 20030725 as Document No. 01651 of Official Records, and as same are may be amended from time to time.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 191-24-611-073
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

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

**FOR RECORDERS OPTIONAL USE ONLY**

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

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (Value of Property)	\$	<u>250,000.00</u>
Transfer Tax Value:	\$	<u>250,000.00</u>
Real Property Transfer Tax Due	\$	<u>1,275.00</u>

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption, per NRS 375.090, Section:
- b) Explain Reason for Exemption:

**5. Partial Interest: Percentage being transferred: 100.00%**

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: \_\_\_\_\_ Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Eric Zapf  
 Address: 4622 Lisann Street  
 City, State, Zip: San Diego, CA 92117

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Robert Canavan, Ann Canavan  
 Address: 2446 Craigie Castle  
 City, State, Zip: Henderson, NV 89044

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

Fidelity National Title Agency of Nevada, Inc. Escrow #: FT18-FT080015787-DS  
 2850 W. Horizon Ridge Pkwy, #120  
 Henderson, NV 89052

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