

20070802-0004079

RECORDING REQUESTED BY:  
Fidelity National Title  
AND WHEN RECORDED MAIL TO:  
Michael Rankin  
4 Westin Hills Rd.  
Henderson, NV 89052

AND WHEN RECORDED MAIL TAX  
STATEMENTS TO:

SAME AS ABOVE

APN NO.: 190-17-110-008  
Affix RPTT: \$2,340.90  
Escrow #: 07-7996-DS

4

Fee: \$16.00 RPTT: \$2,340.90  
N/C Fee: \$25.00

08/02/2007 15:16:08  
T20070139901

Requestor:  
FIDELITY NATIONAL TITLE

Debbie Conway KGP  
Clark County Recorder Pgs: 4

## GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH THAT:

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

In consideration of the reasonable value, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Michael Rankin an unmarried man and Faith E. Matteson an unmarried woman 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 reference for complete legal description

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



Lorie Zapf

STATE OF CA  
COUNTY OF SANDIEGO

On JULY 16, 2007 personally  
appeared before me, a Notary Public

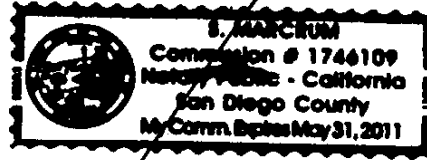
ERIC ZAPF

LORIE ZAPF

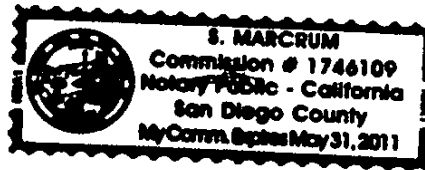
who acknowledged that ~~he/she~~/they executed  
the above instrument.



Notary Public



My commission expires: 5/31/2011



**LEGAL DESCRIPTION**

**EXHIBIT "A"**

Assessor's Parcel No: 190-17-110-008

**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 Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input type="checkbox"/>            | 2-4 Plex         |
| e) <input type="checkbox"/> | Apt. Bldg.      | f) <input type="checkbox"/>            | Comm'/Ind'l      |
| g) <input type="checkbox"/> | Agricultural    | h) <input type="checkbox"/>            | Mobile Home      |
| i) <input type="checkbox"/> | Other           |  |                  |

3. Total Value/Sales Price of Property \$ 459,000.00  
 4. Deed in Lieu of Foreclosure Only (Value of Property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 459,000.00  
 Real Property Transfer Tax Due \$ 2,340.90

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

6. 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: [Signature] Capacity: Grantor  
 Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
 (Required)  
 Print Name: Eric Zapf, Lorie Zapf  
 Address: 4622 Lisann Street  
 City, State, Zip: San Diego, CA 92117

**BUYER (GRANTEE) INFORMATION**  
 (Required)  
 Print Name: Michael Rankin, Faith Matteson  
 Address: 4 Weston Hills Road  
 City, State, Zip: Henderson, NV 89052

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**  
 Fidelity National Title Agency of Nevada, Inc. Escrow #: FT18-FT070007996  
 2850 W. Horizon Ridge Pkwy, #120  
 Henderson, NV 89052

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

4079