



20040714-0003136

Fee: \$17.00 RPTT: \$7,101.75  
07/14/2004 13:07:55 T20040057464  
Req: CHICAGO TITLE

Frances Deane  
Clark County Recorder Pgs: 4

APN: 181-28-810-038  
Affix R.P.T.T. \$7,101.75

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

MARK W. GARRITY  
1029 Keys Dr.  
Boulder City, NV 89005

COPY

20



ESCROW NO: 04116542-047-LD

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH That

John M. Morotti and Shari K. Morotti, husband and wife as Joint Tenants

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby  
acknowledged, do hereby Grant, Bargain, Sell and Convey to

Mark William Garrity, Trustee of the Mark William Garrity Living  
Trust 2002

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

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

- Subject to:
1. Taxes for the current fiscal year, paid current.
  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

Witness my/our hand(s) on June 11, 2004

\_\_\_\_\_  
John M. Morotti

\_\_\_\_\_  
Shari K. Morotti

ESCROW NO: 04116542-047-LD

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Clark )

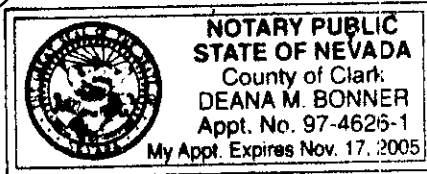
Escrow No. 04116542-047-LD

COPY

On this July 2, 2004  
appeared before me, a Notary Public,  
John M. Morotti and Shari K. Morotti

personally known or proven to me to be the  
person(s) whose name(s) is/are subscribed to the  
above instrument, who acknowledged that  
he/she/they executed the instrument for the  
purposes therein contained.

Deana M. Bonner  
Notary Public  
My commission expires: November 17, 2004



ASSESSED

ESCROW NO: 04116542-047-LD

EXHIBIT A

**Parcel I:**

Lot Forty-One (41) of AMENDED LAKE TERRACE UNIT NO. 2, as shown by map thereof on file in Book 26 of Plats, Page 5, in the Office of the County Recorder of Clark County, Nevada.

**Parcel II:**

An easement for ingress, egress, maintenance and operation of a driveway over the Southerly ten foot portion of Lot 40, as shown on Document recorded April 11, 1991 in Book 910411 as Document No. 00589, Official Records.

ASSESSOR'S COPY

**State of Nevada  
Declaration of Value**

1. Assessor's Parcel Number(s)

a) 181-28-810-038

b)

c)

d)

2. Type of Property:

- a)  Vacant Land
- c)  Condo/Twnhse
- e)  Apt. Bldg.
- g)  Agricultural
- i)  Other \_\_\_\_\_

- b)  Single Fam. Res.
- d)  2-4 Plex
- f)  Comm'l/Ind'l
- h)  Mobile Home

**COPY**

FOR RECORDER'S OPTIONAL USE ONLY	
Documentation/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

3. Total Value/Sales Price of Property:

\$1,392,500.00

Deed in Lieu of Foreclosure Only (value of property): ( )

Transfer Tax Value: \$1,392,500.00

Real Property Transfer Tax Due: \$7,101.75

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 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 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 Coventee

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

Print Name: John M. Morotti Address: 1029 Keys Dr. City, State, Zip: Boulder City, NV 89005	Print Name: Mark W. Garrity Address: <u>1029 Keys Dr</u> City, State, Zip: <u>Boulder City, NV 89005</u>
---	--

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

Company Name: United Title of Nevada

Esc #:04116542-047-LD

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

3134