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DOC # 0668714
02/27/2006 10:37 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:
TROY G AVERA JR

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0206 PG- 8329 RPTT: 218.40



Assessor's Parcel Number: 1121-07-000-028

Recording Requested By:

✓ Name: TROY G AVERA JR

Address: P O BOX 980

City/State/Zip MONTICELLO FL 32345

Real Property Transfer Tax: \$ _____

GRANT BARGAIN & SALE DEED

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

When Recorded Return This Instrument to:
Troy G. Avera, Jr.
P.O. Box 980
Monticello, FL 32345

Tax Assessor's Identification
1121-07-000-028

(Recorder's Use)

GRANT, BARGAIN, and SALE DEED

THIS INDENTURE WITNESSETH: That

TROY G. AVERA, JR., married man, whose address is 580 West Washington Street, Monticello, FL 32345, (Hereinafter "Grantor"),

In consideration of \$100.00 and other valuable consideration, the receipt of which is hereby acknowledged, does hereby, Grant, Bargain, Sell and Convey to

A.V.R. LAND DEVELOPMENT, INC., (Hereinafter "Grantee"), whose address is P.O. Box 520164, Miami, FL 33152, and to its successors and assigns all the right, title, interest, and claim, in all the real property situated in the un-incorporated area, Douglas County, State of Nevada, bounded and described as follows:

The South 1/2 of Northwest 1/4 of Southwest 1/4 of Section 7, Township 11 North, Range 21 East, M.D.B.& M. Excepting therefrom that portion conveyed to Hillar L. Raamat, et ux, by Deed recorded in Book 42, page 673, more commonly known as **141 Camino Vista Montana**, Assessors Parcel Number 1121-07-000-028 (Former parcel No. 35-230-03); and,

Together with an easement, for roadway, as set forth in the easement agreement, by and between First Interstate Bank of Nevada, successor trustee, and Walter Rainey, recorded April 27, 1990, Book 490, Page 3800, as Document No. 224797, and assigned, granted and transferred to Richard Pendleton, by the individual Grant Deed, dated January 12, 1993, recorded in Book 193, Page 1568, Document 297260, and assigned, granted and transferred to Troy G. Avera, Jr., by the Assignment recorded on March 31, 1998, in Book 398, Page 7132; and,

Together with an easement for right-of-way, as set forth as set forth in the Grant of Easement of right of Way, by and between the United State of America (Bureau of Indian Affairs) and Walter Rainey, dated January 25, 1991, recorded in Book 1292, Page 4998, and assigned, granted and transferred to Richard Pendleton, by the individual Grant Deed, dated January 12, 1993, recorded in Book 193, Page 1568, Document 297260, and assigned, granted and transferred to Troy G. Avera, Jr., by the Easement Agreement and Assignment recorded in Book 398, Page 7132; and,

Together with an easement, for right-of-way, as set forth in the Easement Assignment Agreement, dated March 31, 1998, by and between Richard Eugene Pendleton and Troy G. Avera, Jr., recorded in Book 398, Page 7132.

Subject To: Conditions, restrictions, reservations, limitations, and zoning of record, and taxes for the year 2005 and subsequent years. Grantor certifies that this is not Homestead property.



To Have and to Hold the same together with all and singular the appurtenances, hereditaments, thereto, belonging to or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of said Grantees, their heirs and assigns, in fee simple forever.

AND the Grantor hereby covenants with the said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title of said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except those appearing of record and taxes accruing subsequent to December 31, 2005.

In Witness Whereof, The Grantor has signed and sealed these presents the day and year first above written.

Done this 16th Day of February, 2006.

Grantor : A.V.R. LAND DEVELOPMENT, INC.
BY: Troy Avera (SEAL) L.S.
TROY AVERA - President

STATE OF FLORIDA)
COUNTY OF JEFFERSON)

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, TROY AVERA, well known to me or who presented Florida Driver's License as identification, he certifies that he is President of A.V.R. Land Development, Inc., and has the power and authority to execute this instrument and convey said real property in the name of the said corporation, and that he acknowledges executing the same freely and voluntarily and for the purposes herein stated.

WITNESS my hand and official seal in the County and the State last aforesaid this 16th day of February, 2006.

Seal
My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Gretchen B. Garren
Commission # DD484894
Expires: DEC. 07, 2009
Bonded Thru Atlantic Bonding Co., Inc.

Gretchen B. Garren
NOTARY PUBLIC - Signature
Gretchen B. Garren
Print or Type Notary Name

Grantee:
Gretchen B. Garren (SEAL) L.S.
GRETCHEN B. GARREN

STATE OF FLORIDA)
COUNTY OF JEFFERSON)

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GRETCHEN B. GARREN, well known to me or who presented Florida Driver's License as identification, and that she acknowledges executing the same freely and voluntarily and for the purposes herein stated.

WITNESS my hand and official seal in the County and the State last aforesaid this 16th day of February, 2006.

Seal
My Commission Expires:

NOTARY PUBLIC
TROY G. AVERA, JR.
MY COMMISSION # DD 395223
EXPIRES: June 10, 2009
Bonded Thru Budget Notary Services

Troy G. Avera, Jr.
NOTARY PUBLIC - Signature
Troy G. Avera, Jr.
Print or Type Notary Name