

APN: 1320-05-001-002

Recording Requested by
and Return to:
Toynette Compston
12515 Mustang Court
Magnolia, TX 77354

Send Tax Statements to Grantee:
Toynette Compston
12515 Mustang Court
Magnolia, TX 77354

The undersigned hereby affirms that
this document submitted for recording
does not contain the personal information
of any person or persons.
(Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between RAYMOND STUART WELLS (hereinafter referred to as "Grantor"), and TOYNETTE MARIE COMPSTON-WELLS, now known as TOYNETTE MARIE COMPSTON (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the division of property ordered by the 410th Court of Montgomery County, Texas, in Cause No. 22-02-02507, styled "In the Matter of the Marriage of Toynette Marie Compston-Wells and Raymond Stuart Wells and In the Interest of Anthony Michael Wells, A Child," and ten dollars and other valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to her successors and assigns forever, all that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" attached hereto, and by this reference incorporated herein.

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which he may hereafter acquire.

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 030300709

A parcel of land located within a portion of the Northwest one-quarter of Section 5, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northwest corner of Section 5, T.13N., R.20E., M.D.M. as shown on the Parcel Map for Alton J. and Maurice Gunderson recorded April 24, 1986 in the office of the Recorder, Douglas County, Nevada as Document No. 133888;

Thence South $01^{\circ}02'02''$ East, 36.88 feet to a point on the Southerly right-of-way of Johnson Lane; Thence along said Southerly right-of-way, South $89^{\circ}52'34''$ East, 928.57 feet to the Northwest corner of the Hopkins parcel as shown on the Record of Survey to Support A Lot Line Adjustment for Robert W. and Lenore T. Hopkins recorded January 9, 1990 in the office of Recorder, Douglas County, Nevada as Document No. 217909, the POINT OF BEGINNING; Thence continuing along said Southerly right-of-way, South $89^{\circ}52'34''$ East, 972.61 feet to the Northwest corner of Parcel 1 as shown on said Gunderson Parcel Map; Thence South $00^{\circ}08'28''$ East, 871.46 feet along the Westerly line of said Parcel 1; Thence North $89^{\circ}52'34''$ West, 967.87 feet to a point on the Westerly line of said Hopkins parcel; thence along said Westerly line, North $00^{\circ}27'11''$ West, 871.50 feet to the POINT OF BEGINNING.

Reference is made reflecting Adjusted Parcel A of the certain Record of Survey to Support a Boundary Line Adjustment filed for record with the Douglas County Recorder on March 3, 1999, in Book 399, Page 995, as Document No. 462548.

Assessor's Parcel No. 1320-05-001-002

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JULY 13, 1999, BOOK 799, PAGE 1986, AS FILE NO. 0472356, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-05-001-002
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 6
 b. Explain Reason for Exemption: A transfer between former spouses in compliance with a decree of divorce.

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 Toynette Marie Compston-Wells Capacity: Grantee

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Raymond Stuart Wells
 Address: 40511 Remington Lane
 City: Magnolia
 State: Texas Zip: 77354

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Toynette Marie Compston-Wells
 Address: 12515 Mustang Court
 City: Magnolia
 State: Texas Zip: 77354

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

Print Name: Melissa A. Aldape, Attorney
 Address: 1800 St. James Place, Suite 620
 City: Houston

Escrow # _____
 State: Texas Zip: 77056

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED