

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Name William O'Neil Jensen Sr.
Darlene R. Owen
Address 4531 Hazeltine Avenue Apt. #3
City & State Sherman Oaks, CA 91423-2839

BOOK 322 PAGE 102
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
William O'Neil Jensen
98 OCT 22 PM 1:19

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 7.00

170863

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TT-100 (Rev. 4/94) Ω

GRANT DEED

APN No. 005-070-19

Title No.

Escrow No.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0.00

CITY TAX \$

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Heber W. O'Neil and Ada L. O'Neil, husband and wife as Joint Tenants

hereby GRANT(s) to

William O'Neil Jensen Sr., an Unmarried Man and Darlene R. Owen, an Unmarried Woman,
as Joint Tenants

the following described real property in the General Area

County of Eureka, State of ~~California~~ Nevada

The North one-half of the South one-half of the Southeast Quarter of Section 35
Township 31 North, Range 48 East, M.D.B., as per Government Survey

Dated: September 1, 1998

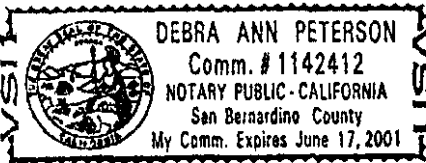
Heber W. O'Neil by William O'Neil Jensen Sr. *Ada L. O'Neil by William O'Neil Jensen Sr.*
Heber W. O'Neil by William O'Neil Jensen Sr. Ada L. O'Neil by William O'Neil Jensen Sr.

Attorney in fact

Attorney in fact

State of California }
County of San Bernardino } ss.
On Sept. 1, 1998 before me, Debra Ann Peterson (here insert name) Notary Public,
personally appeared William O'Neil Jensen Sr.
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me all that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature Debra Ann Peterson



DEBRA ANN PETERSON
Comm. # 1142412
NOTARY PUBLIC - CALIFORNIA
San Bernardino County
My Comm. Expires June 17, 2001

affix seal within border

170863

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County of San Bernardino

PRELIMINARY CHANGE OF OWNERSHIP REPORT

(To be completed by transferee (buyer) prior to transfer of subject property in accordance with Section 480.3 of the Revenue and Taxation Code.)

THIS REPORT IS NOT A PUBLIC DOCUMENT

FOR RECORDER'S USE ONLY

FOR ASSESSOR'S USE ONLY

Seller/Transferor: Heber W. O'Neil and Ada L. O'Neil

Buyer/Transferee: William O'Neil Jensen Sr. and Darlene R. Owen

Assessor's Parcel Number(s): 005-070-19

Property Address or Location: General Area, Eureka County

Mail Tax Information To: Name William O'Neil Jensen Sr. Address 4531 Hazeltine Avenue Apt. #3 Sherman Oaks, CA 91423-2839

Con _____

Adj _____

A Preliminary Change in Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located; this particular form may be used in all 58 counties of California.

The property which you acquired may be subject to a supplemental assessment in an amount to be determined by the San Bernardino County Assessor. For further information on your supplemental roll obligation, please call the San Bernardino County Assessor at (714) 387-8307.

PART I: TRANSFER INFORMATION

Please answer all questions.

- YES NO A. Is this transfer solely between husband and wife? B. Is this transaction only a correction of the name(s) of the person(s) holding title to the property? C. Is this document recorded to create, terminate, or reconvey a lender's interest in the property? D. Is this transaction recorded only to create, terminate or reconvey a security interest (e.g., cosigner)? E. Is this document recorded to substitute a trustee under a deed of trust, mortgage, or other similar document? F. Did this transfer result in the creation of a joint tenancy in which the seller (transferor) remains as one of the joint tenants? G. Does this transfer return property to the person who created the joint tenancy (original transferor)? H. Is this transfer of property: 1. to a trust for the benefit of the grantor, or grantor's spouse? 2. to a trust revocable by the transferor? 3. to a trust from which the property reverts to the grantor within 12 years? I. If this property is subject to a lease, is the remaining lease term 35 years or more including written options? J. Is this a transfer from parents to children or from children to parents? K. Is this transaction to replace a principal residence located in _____ County by a person 55 years of age or older?

If you checked yes to "J" or "K," an applicable claim form must be filed with the County Assessor.

Please provide any other information that would help the Assessor to understand the nature of the transfer.

IF YOU HAVE ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS EXCEPT J OR K, PLEASE SIGN AND DATE. OTHERWISE COMPLETE BALANCE OF THE FORM.

PART II: OTHER TRANSFER INFORMATION

A. Date of transfer if other than recording date _____

B. Type of transfer. Please check appropriate box.

Purchase Foreclosure Gift Trade or Exchange

Contract of Sale - Date of Contract _____

Inheritance - Date of Death _____

Creation of a Lease Assignment of a Lease Termination of a Lease

Date lease began _____

Original term in years (including written options) _____

Remaining term in years (including written options) _____

C. Was only a partial interest in the property transferred? Yes No

If yes, indicate the percentage transferred _____ %.

Other (Please explain) Trust Termination

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PRELIMINARY CHANGE OF OWNERSHIP REPORT

Please answer, to the best of your knowledge, all applicable questions, sign and date. If a question does not apply, indicate with "N/A."

PART III: PURCHASE PRICE AND TERMS OF SALE

A. CASH DOWN PAYMENT OR Value of Trade or Exchange (excluding closing cost) Amount \$ 2

B. FIRST DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____

FHA (exclude MIP) Fixed Rate New Loan
 Conventional Variable Rate Assumed Existing Loan Balance
 VA All Inclusive D.T. (\$ _____ Wrapped) Bank or Savings & Loan
 Cal-Vet Loan Carried by Seller Finance Company

Balloon Payment Yes No Due Date _____ Amount \$ _____

C. SECOND DEED OF TRUST @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only) Amount \$ _____

Bank or Savings & Loan Fixed Rate New Loan
 Loan Carried by Seller Variable Rate Assumed Existing Loan Balance

Balloon Payment Yes No Due Date _____ Amount \$ _____

D. OTHER FINANCING: Is other financing involved not covered in (b) or (c) above? Yes No Amount \$ _____

Type _____ @ _____ % interest for _____ years. Pymts./Mo. = \$ _____ (Prin. & Int. only)

Bank or Savings & Loan Fixed Rate New Loan
 Loan Carried by Seller Variable Rate Assumed Existing Loan Balance

Balloon Payment Yes No Due Date _____ Amount \$ _____

E. IMPROVEMENT BOND Yes No Outstanding Balance: Amount \$ _____

F. TOTAL PURCHASE PRICE (or acquisition price, if traded or exchanged, include real estate commission if paid.)
 Total Items A through E \$ 2

G. PROPERTY WAS PURCHASED THROUGH A BROKER; DIRECT FROM SELLER; or OTHER (explain):

Please explain any special terms or financing and any other information that would help the Assessor understand the purchase price and terms of sale.

PART IV: PROPERTY INFORMATION

1. IS PERSONAL PROPERTY INCLUDED IN THE PURCHASE PRICE? (other than a mobilehome subject to local property tax)? Yes No
 If yes, enter the value of the personal property included in the purchase price \$ _____ (Attach itemized list of personal property.)

2. IS THIS PROPERTY INTENDED AS YOUR PRINCIPAL RESIDENCE? Yes No
 If yes, enter date of occupancy _____ / _____ / 19____ or intended occupancy _____ / _____ / 19____

3. TYPE OF PROPERTY TRANSFERRED:

Single-family residence Agricultural Timeshare
 Multiple-family residence (no. of units: _____) Co-op/Own-your-own Mobilehome
 Commercial/Industrial Condominium Unimproved lot
 Other (Description: _____)

4. DOES THE PROPERTY PRODUCE INCOME? Yes No

5. IF THE ANSWER TO QUESTION 4 IS YES, IS THE INCOME FROM:
 Lease/Rent Contract Mineral rights Other-Explain: _____

6. WHAT WAS THE CONDITION OF THE PROPERTY AT THE TIME OF SALE? Good Average Fair Poor

REMARKS: Enter here, or on an attached sheet, any other information that would assist the Assessor in determining value of the property such as the physical condition of the property, restrictions, etc.

I certify that the foregoing is true, correct and complete to the best of my knowledge and belief.

Signed _____ Date 9-1-98
 New Owner/Legal Representative/Corporate Officer

Please print name of new Owner/Legal Representative/Corporate Officer William O'Neil Jensen Sr.

Phone number where you are available from 8:00 a.m. to 5:00 p.m. (516) 990-16707

(NOTE: The Assessor may contact you for further information.)

If a document evidencing a change of ownership is presented to the recorder for recordation without the concurrent filing of a Preliminary Change of Ownership Report, the recorder may charge an additional recording fee of twenty dollars (\$20). The additional fee shall not be charged if the document is accompanied by an affidavit that the transferee is not a resident of California.

AFFIDAVIT OF NON-RESIDENT TRANSFEREE

The Transferee (buyer) named above is a resident of _____ State and not a resident of the State of California.

Signed _____ Date _____
 New Owner/Legal Representative/Corporate Officer

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DECLARATION OF VALUE
Esuka COUNTY, NEVADA

Recording Date 10/22/98 Book 322 Page 102 Instrument # 17086.3

Full Value of Property Interest Conveyed	\$ _____
Less Assumed Liens & Encumbrances	-- _____
Taxable Value (NRS 375.010, Section 4)	\$ <u>4,000</u>
Real Property Transfer Tax Due	\$ <u>5.20</u>

If exempt, state reason. NRS 375.090, Section _____ Explain:

Escrow Holder only: Check if Real Property Transfer Tax is to be deferred under NRS 375.030, Section 3.

INDIVIDUAL	ESCROW HOLDER
Under penalty of perjury, I hereby declare that the above statements are correct.	Under penalty of perjury, I hereby declare that the above statements are correct to the best of my knowledge based upon the information available to me in the documents contained in the escrow file.
<u>William O'Neil Jensen</u> Signature of Declarant	_____ Signature of Declarant
<u>William O'Neil Jensen</u> Name (Please Print)	_____ Name (Please Print)
<u>4531 HAZELTINE AVE</u> Address	_____ Escrow Number
<u>SHERMAN OAKS CA 91423-2839</u> City State Zip	_____ Firm Name
	_____ Address
	_____ City State Zip

• Tax paid for the above transfer per NRS 375.030 Sec. 3 on 10/22/98