

BOOK *369* PAGE *42-44*  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Barbara Bergeron*  
2003 NOV -3 AM 10:02

EUREKA COUNTY NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES *16.00*

**183152**

APN# 00750-21

Recording Requested by:

Name Barba Bergeron

Address 222nd Avenue S.E.

City/State/p Baudette, MN 56623

---

CORPORATION GRANT BARGAIN AND SALE DEED  
(Title of Document)

This page aed to provide additional information required  
by NRS 111.2 Sections 1-2.  
(Additional recording fee applies)

This cover ge must be typed or printed.

Parcel No. 007-0-21

RECORDING REQUESTED BY:  
Barbara Berger  
220 2nd Avenue E.  
Baudette, MN 523

WHEN RECORDED, ML TO:  
Barbara Berger  
220 2nd Avenue E.  
Baudette, MN 523

CORPORATION GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BC Inc., a corporation organized and existing under the laws of the State of Nevada, Barbara A. Bergeron, President and Secretary/Treasurer does hereby GRANT, BARGAIN and SELL to Albert R. Ashley and Mary Ann Ashley, husband and wife,

the real property situated in the County of Eureka, State of Nevada, described as follows:

The West Half of Government Lot 15, Section 6, Township 23 North Range 52 East, M.D.B. & M., containing 40 acres, more or less.

This deed satisfies that certain contract by and between the parties hereto, dated August 10, 1989.

SELLER has received approval from the Planning Commission of Eureka County, Nevada, of a PARCEL MAP prepared by Sert Mountain Surveying Company.

Together with a tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profit thereof.

Dated: October 15, 2003

BCB, Inc., a Nevada Corp.

By

Barbara A. Bergeron  
Barbara A. Bergeron,  
President and Sec./Treas.

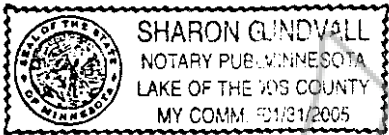
STATE OF MINNESOTA )  
 ) SS  
COUNTY of Lake (the Woods)

This instrument is acknowledged before me on October 15, 2003, by Barbara A. Bergeron, President and Secretary/Treasurer of BCB, Inc. a Nevada Corp.

Mail Tax Statement To:

Albert R. Ashley  
15872 Muscatel Street  
Hesperia, CA 92345

Sharon G. Sundvall  
Sharon G. Sundvall



**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)

a) 007-050-21  
 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'l/Ind'l  
 g)  Agricultural  
 h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	<u>183152</u>
Book: <u>369</u>	Page: <u>42-44</u>
Date of Recording:	<u>11/3/03</u>
Notes:	_____

3. Total Value/Sales Price of property:

\$ 16,500

Deed in Lieu of Foreclosure (value of property)

\$ n/a

Transfer Tax Value:

\$ 16,500

Real Property Transfer Tax:

\$ ~~21.45~~ 64.35

4. If Exemption Claimed:

a. Transfer Tax Exemption NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage transferred: 100 %

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 therein. Furthermore, the 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 Barbara Beeron Capacity Seller/Grantor

Signature Albert R. Ashby, Mary Ann Ashley Capacity Buyer/Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: Barbara Beeron  
 Address: 220 2nd Ave S.E.  
 City: Baudette  
 State: MN Zip 56623

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: ALBERT MARY ANN ASHLEY  
 Address: 15872 MUSCATEL ST.  
 City: HESPERIA  
 State: CA Zip 92345

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_