

BOOK 378 PAGE 219-221
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2004 APR 14 PM 2:33

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 40.00
186551

APN# 005-670-19

Recording Requested by:

Name First American Title

Address 2490 Paseo Verde #100

City/State/Zip Henderson, NV 89074

Special Warranty 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 printed.

BOOK 378 PAGE 219

This instrument prepared by:
Bayview Financial (Collateral Dept.)
2665 S. Bayshore Drive, Suite 301
Miami, FL 33133

When recorded return to

Space above this line for recorder's use

SPECIAL WARRANTY DEED

BV#:128504
SELLER#:80078

THIS SPECIAL WARRANTY DEED is made as of the 17th day of March, 2004 by and between **BAYVIEW FINANCIAL TRADING GROUP, LP** ("Grantor"), whose principal place of business is 4425 Ponce De Leon Blvd. - Suite 400, Coral Gables, Florida 33146 and IB Property Holdings, LLC 4425 Ponce De Leon, 5th Fl ("Grantee"), whose address is Coral Gables, FL 33146.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of _____ State of NV (the "Property") to wit:

SEE EXHIBIT "A" ATTACHED

PROPERTY ADDRESS: SECTION 9
EUREKANV89316

**RECORDED WITHOUT LIABILITY
ACCOMMODATION ONLY**

AGREEMENT FOR DEED RECORDED ON:
OR BOOK: _____ PAGE: _____ IN THE OFFICE OF THE CLERK OF THE
COURT OF DADE COUNTY, FLORIDA.

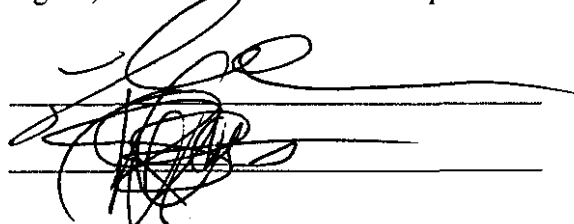
This conveyance is made subject to easements and restrictions of record and otherwise affecting the Property.

TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE;

AND the Grantor hereby covenants with the said Grantee that Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; that Grantor hereby fully warrants the title to said Property, and will defend the same against the lawful claims of all persons by, through or under Grantor, and no others.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:



GRANTOR:

Bayview Financial Trading Group/LP

By:

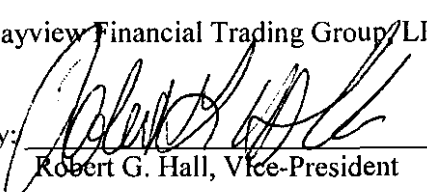

Robert G. Hall, Vice-President

EXHIBIT "A"

TOWNSHIP 28 NORTH, RANGE 52 EAST, MDB&M.

SECTION 9: N½

EXCEPTING THEREFROM ALL MINERALS, MINERAL ELEMENTS AND COMPOUNDS AND ORES, ALL BARITE, COPPER, GOLD, IRON, SILVER AND OTHER METALS, WHETHER THE SAME ARE PRESENTLY KNOWN TO EXIST ON THE PROPERTY OR ARE SUBSEQUENTLY DISCOVERED ON THE PROPERTY LYING IN AND UNDER SAID LAND AS RESERVED BY NEVADA LAND & RESOURCE COMPANY, LLC, IN DEED RECORDED APRIL 19, 1999, IN BOOK 326, PAGE 429, AS DOCUMENT NO. 172148, OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
a) 005-670-19
b) _____
c) _____
d) _____

2. Type of Property:
☒ a) Vacant Land ☐ b) Single Family Residence
☐ 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 #: 186551
Book: 378 Page: 219-221
Date of Recording: 4/14/04
Notes: _____

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

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: Exempt 12 Transfer From
Parent to Subsidiary Company

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare(s) 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, 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 owned.

Signature: _____ Capacity: Trustee
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: IB Property Holdings, LLC
Address: 4425 Ponce De Leon, 5th Fl
City/State/Zip: Coral Gables, FL 33146

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
Address: _____
City/State/Zip: _____

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

Print Name: Perry F. Thornton, Inc. Esc. #: _____
Address: 330 W. Osborn #200
City: Las Vegas Phoenix State: AZ Zip: 85013