

A.P.N. # 007-400-02

R.P.T.T. \$ 585.00

ESCROW NO. 04211916

RECORDING REQUESTED BY:

STEWART TITLE COMPANY

MAIL TAX STATEMENTS TO:

Grantee

P.O. Box 5460

Fallon, Nevada 89407

WHEN RECORDED MAIL TO:

Same as above

BOOK 393 PAGE 274-275
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co
2004 SEP -9 PM 2:32

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 15⁰⁰

192040

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Kenneth N. Stenton

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **AMERICAN FIRST FEDERAL, INC.** a Nevada Corporation

and to the heirs and assigns of such Grantee forever, all that real property situated in the **unincorporated area** County of **Eureka** State of Nevada, bounded and described as:

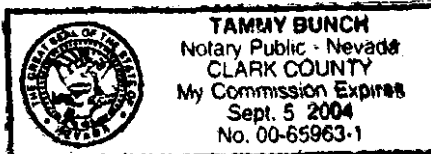
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: August 30, 2004

Kenneth N. Stenton
Kenneth N. Stenton

STATE OF Nevada }
COUNTY OF Clark } ss.



This instrument was acknowledged before me on 09/01/2004
by Kenneth N. Stenton

Signature Tammy Bunch
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

BOOK 393 PAGE 274

EXHIBIT "A"

LEGAL DESCRIPTION

ESCROW NO.: 04211916

The land referred to herein is situated in the State of Nevada, County of Eureka unincorporated area described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 18: NE1/4 and all that portion of the NW1/4 lying East of Nevada Highway 278 right of way.

EXCEPTING FROM that portion lying within the NW1/4 all the oil, gas, potassium, lying in and under said land, as reserved by the United States of America in Patent recorded May 18, 1965, in Book 7, Page 324, Official Records, Eureka County, Nevada.

FURTHER EXCEPTING FROM the NE1/4 all the oil, gas and potash, lying in and under said land, as reserved by the United States of America in Patent recorded July 22, 1966, in Book 11, Page 188, Official Records, Eureka County, Nevada.

TOGETHER WITH all mineral rights owned by the Grantor, if any.

TOGETHER WITH all pumps, motors, and pivots.

TOGETHER WITH all water, water rights, rights to the use of water, dams, ditches, canals, pipelines, reservoirs, wells, pumps, pumping stations, and all other means for the diversion or use of water appurtenant to the said land or any part thereof, for irrigation, stock watering, domestic or any other use.

192040

BOOK 393 PAGE 275

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):

a) 007-400-02
b) _____
c) _____
d) _____

2. Type of Property:

a) _____ Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) XX Agricultural h) _____ Mobile Home
i) Other: _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: 192040

Book: 393 Page: 274-275

Date of Recording: 9-9-04

Notes: _____

3. Total Value/Sales Price of Property

\$ 150,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ 150,000.00

Real Property Transfer Tax Due:

\$ 585.00

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being 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 herein. 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: Kenneth N. Stenton Capacity: Sole Owner

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Kenneth N. Stenton

Address: P.O. Box 126

City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION

(required)

Print Name: AMERICAN FIRST FEDERAL, INC.

Address: P.O. Box 5460

City/State/Zip: Fallon, NV 89407

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 04211916

Address: 810 Idaho Street

City/State/Zip: Elko, Nevada 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)