

BOOK 395 PAGE 006-007  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Smile4u*  
2004 SEP 20 PM 3:01

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES \$15.00

192532

APN: 005-470-11  
Recording Requested by:  
Phillip E. Murray and Sabrina L. Murray  
10555 Pinot Way  
Rancho Cordova, CA 95670  
Mail tax statements to above

### STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Smile4u, Inc.**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **Phillip E. Murray and Sabrina L. Murray, married Husband and Wife**, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION:** *Township 29 North, Range 48 East, M.D.B. & M. Section 33: NW4SE4SE4*

Situate in the County of **Eureka** in the state of **Nevada**

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

#### JURISDICTION AND VENUE

If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Whatcom County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's fees, service fees, filing fees and all other costs associated with litigation.

#### APPLICABLE LAW

This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the State of Washington (regardless of the choice of law principles of Washington or of any other jurisdiction).

Witness my hand this 13<sup>th</sup> day of September, 2004.

Mark Abbott

Mark Abbott

Acknowledgment - Corporation

State of Washington

County of Whatcom

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of September, 2004 by  
Mark Abbott, President of Smile4u, Inc., a Washington corporation on behalf of the said corporation.

Sherrri Svedin

Notary Public

My Commission Expires: 4-22-07



192532

BOOK 395 PAGE 007

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-470-11  
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  
Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: 192532

Book 395 Page: 6-7

Date of Recording: 9-20-04

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

\$ 4,494.44

( \_\_\_\_\_ )

\$ 4,494.44

\$ 17.55

**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 Markell Mott

Capacity seller

Signature \_\_\_\_\_

Capacity Buyer

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Smile4U, Inc.

Address: PO Box 888

City: Lynden

State: WA Zip: 98264

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Phillip E. Murray & Sabrina L. Murray

Address: 10555 Pinot Way

City: Rancho Cordova

State: CA Zip: 95670

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

Print Name: \_\_\_\_\_

Escrow # \_\_\_\_\_

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

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)