

BOOK 400 PAGE 245-247
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title Co
2004 NOV 24 PM 4:41

A.P.N.: 005-090-12, 005-090-13, 005-090-23
R.P.T.T.: \$1,755.00

04012343

Escrow #04-09-1236-RP

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

194004

Mail tax bill to and when recorded mail to:
Victor Hecker
6985 West Sahara #107
Las Vegas, NV 89117

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That *Mrkulić* Enver *Mrkulić* and Izeta *Mrkulić*, husband and wife as joint tenants, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Victor Hecker and Marilyn Sue Ford, husband and wife as joint tenants as to an undivided 80% and Ryan Wynn, a single man as to an undivided 20% all as tenants in common, all that real property situated in the County of Clark, State of Nevada, bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".

SUBJECT TO:

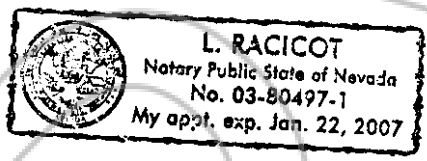
1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 9 day of NOV, 2004

Enver MrKulic
Enver MrKulic

Izeta MrKulic
Izeta MrKulic



State of Nevada }
County of Clark } ss:

This instrument was acknowledged before me on NOV 9, 2004
by Enver MrKulic and Izeta MrKulic

[Signature]
NOTARY PUBLIC
My Commission Expires: 1/22/07

LEGAL DESCRIPTION

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

TOWNSHIP 31 NORTH, RANGE 49 EAST, M.D.B.&M.

Section 29: E1/2;

Parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 as shown on that certain Parcel Map for Cal-Neva Land Sales, Inc., filed in the office of the County Recorder of Eureka County, State of Nevada, on November 20, 2001, as File No. 177223, being a portion of Section 21, Township 31 North, Range 49 East, M.D.B.&M. *W*

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, lying in and under said land, as reserved by SOUTHERN PACIFIC COMPANY in Deed recorded April 23, 1959 in Book 25, Page 290, Deed Records, Eureka County, Nevada.

SCHEDULE A
CLTA PRELIMINARY REPORT
(12/92)

194004

STEWART TITLE
Guaranty Company

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**State of Nevada
Declaration of Value**

1. Assessor Parcel Number(s)
 a) 005-090-12
 b) 005-090-13
 c) 005-090-23
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other

FOR RECORDER'S OPTIONAL USE ONLY
 Document/Instrument #: 194004
 Book: 400 Page: 245-247
 Date of Recording: 11-24-04
 Notes: _____

3. Total Value/Sales Price of Property \$450,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$450,000.00
 Real Property Transfer Tax Due \$295.00 1,755.00

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 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: GRANTOR/SELLER
 Signature: _____ Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
 (REQUIRED) (REQUIRED)

Print Name: Enver MrKulic Print Name: Victor Hecker
 Address: 3571 Vineyard Dr. N Address: 4800 DEER CT
 City/State/Zip: Pahrump, NV 89048 City/State/Zip: LAS VEGAS, NV 89134

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Nevada Title Company Esc. #: 04-09-1236-RP
 Address: 9500 Hillwood Drive, #110
 City: Las Vegas State: NV Zip: 89134