

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.

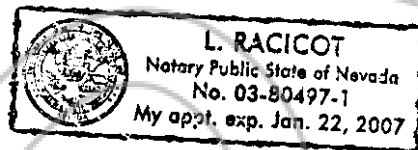
TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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: 11/22/07

## 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

**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

\$2,295.00 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 owed.

Signature: \_\_\_\_\_ Capacity: GRANTOR/SELLER

Signature: \_\_\_\_\_ Capacity: GRANTEE/BUYER

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

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

Print Name: Enver MrKulic  
Address: 3571 Vineyard Dr. N  
City/State/Zip: Pahrump, NV 89048

Print Name: Victor Hecker  
Address: 4800 DEER CT  
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

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