

A.P. No. 005-230-18
Escrow No. 151-2169888-SG/BJF
R.P.T.T.

WHEN RECORDED MAIL TO:

American Dream Lands LLC
P.O. Box 1712
Flagstaff, AZ 86002

MAIL TAX STATEMENT TO:

P.O. Box 1712
Flagstaff, AZ 86002

BOOK 402 PAGE 157-158
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2004 DEC 20 PM 3:28

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

194649

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

~~XXXXXX and XXXXX~~ and Gene D. Vann, a married man as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

American Dream Lands LLC, an Arizona limited liability company

the real property situate in the County of Eureka, State of Nevada, described as follows:

**The Northwest quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 27,
Township 30 North, Range 48 East, M.D.B. & M.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

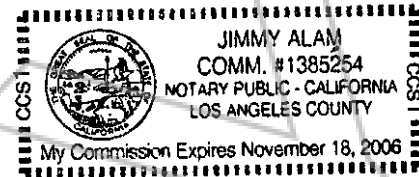
Date: 10/29/2004

M. La Verne Vann

Gene D. Vann
Gene D. Vann

California
STATE OF **NEVADA**)
: ss.
COUNTY OF **ELKO**)
Los Angeles

This instrument was acknowledged before me on
11/18/04 by
M. La Verne Vann and Gene D. Vann.



Jimmy Alam
Notary Public
(My commission expires: 11/18/06)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
10/29/2004 under Escrow No. 151-2169888

194649

BOOK 402 PAGE 158

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-230-18
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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument # 194649
Book 402 Page: 157-158
Date of Recording: 12/20/04
Notes: _____

3. Total Value/Sales Price of Property:

\$3,400.00

Deed in Lieu of Foreclosure Only (value of property)

(\$)

Transfer Tax Value:

\$3,400.00

Real Property Transfer Tax Due

\$13.65

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: [Signature]

Capacity: Buyer

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: M. La Veme Vann

Address: 606 E. Carroll Avenue

City: Glendora

State: CA Zip: 91741-3523

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: American Dream Lands LLC

Address: P.O. Box 1712

City: Flagstaff

State: AZ Zip: 86002

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

Print Name: First American Title Company of Nevada

File Number: 151-2169888 SG/SG

Address: 2715 Argent Avenue, Suite 5

City: Elko

State: NV Zip: 89801

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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\$3,400.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$3,400.00

Real Property Transfer Tax Due

~~\$0.00~~ \$ 13.65

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: _____
b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: Margaret Plurand

Capacity: Agent - Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: M. La Verne Vann - GENE D. VANN

Address: 606 E. Carroll Avenue

City: Glendora

State: CA Zip: 91741-3523

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: American Dream Lands LLC

Address: P.O. Box 1712

City: Flagstaff

State: AZ Zip: 86002

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

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