

A.P. No. 005-340-10
Escrow No. 151-2145582-CAS/BJH
R.P.T.T. \$54.60

WHEN RECORDED MAIL TO:

William Akel Family Limited Partnership
4956 Hayvenhurst Avenue
Encino, CA 91436-1113

MAIL TAX STATEMENT TO:

4956 Hayvenhurst Avenue
Encino, CA 91436-1113

GRANT, BARGAIN and SALE DEED

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

Anna M. Teichert, a married woman as her sole and separate property

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

William Akel Family Limited Partnership

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

**The Southeast Quarter (SE1/4) of Section 29, Township 30 North, Range 50 East,
M.D.B. and M., Eureka County, Nevada.**

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: 08/04/2004

BOOK 404 PAGE 333-334
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2005 JAN 31 PM 3:00

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

195433

Anna M. Teichert

Anna M. Teichert

STATE OF Washington

COUNTY OF Clark ss.

This instrument was acknowledged before me on

August 25, 2004 by

Anna M. Teichert.

Bonnie A. Franklin

Notary Public

(My commission expires: June 26, 2007)

BONNIE A. FRANKLIN
NOTARY PUBLIC
STATE OF WASHINGTON
My Commission Expires
JUNE 26, 2007

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/04/2004 under Escrow No. 151-2145582

195433

BOOK 404 PAGE 334

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 005-340-10
- 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 #	<u>195433</u>
Book <u>404</u>	Page: <u>333-334</u>
Date of Recording:	<u>1-31-05</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$13,192.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$13,192.00

Real Property Transfer Tax Due

\$5145.52.65

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: Anna M. Teichert Capacity: Seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anna M. Teichert
 Address: 26206 NE 194th Avenue
 City: Battle Ground
 State: WA Zip: 98604

Print Name: William Akel Family Limited Partnership
 Address: 4956 Hayvenhurst Avenue
 City: Encino
 State: CA Zip: 91436-1113

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

Print Name: First American Title Company of Nevada File Number: 151-2145582 CAS/CAS
 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**

1. Assessor Parcel Number(s)

- a) 005-340-10
- b) _____
- c) _____
- d) _____

2. Type of Property

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- b) Single Fam. Res
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'W/nd'l
- g) Agricultural
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Date of Recording:	<u>1-31-05</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$13,192.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$13,192.00

Real Property Transfer Tax Due

\$61.45 52.65

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anna M. Teichert

Print Name: William Akel Family Limited Partnership

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Address: 4956 Hayvenhurst Avenue

City: Battle Ground

City: Encino

State: WA Zip: 98604

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