

A.P. No. 005-290-02
Escrow No. 151-2194462-JLR/BJF
R.P.T.T. ~~\$0.00~~ 7.80

BOOK 409 PAGE 42-44
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title
2005 APR 20 PM 2:58

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 16⁰⁰

WHEN RECORDED RETURN TO:

American Dream Lands LLC

P.O. Box 1712 Flagstaff AZ 86002
MAIL TAX STATEMENTS TO:

196724

GRANT, BARGAIN and SALE DEED

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

Howard M. Powers and Elvira D. Powers, husband and wife as joint tenants

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

American Dream Lands LLC

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

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: 02/22/2005

Howard M. Powers
Howard M. Powers

Elvira D. Powers
Elvira D. Powers

STATE OF ^{CALIFORNIA} ~~NEVADA~~)
COUNTY OF ^{Los Angeles} ~~ELKO~~) ss.

This instrument was acknowledged before me on
MARCH 10, 2005 by
Howard M. Powers and Elvira D. Powers.

John R. Diaz
Notary Public
(My commission expires: 7/13/06)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
02/22/2005 under Escrow No. 151-2194462

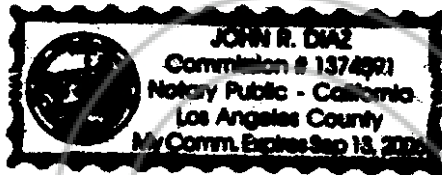


EXHIBIT "A"

LEGAL DESCRIPTION

The North Half (N1/2) of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 5, Township 30 North, Range 49 East, M.D.B. and M., also known as the North Half (N1/2) of Government Lot 3 of said Section 5, Eureka County, Nevada.

196724

BOOK 409 PAGE 044

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 005-290-02
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 # 196724
Book 409 Page: 12-44
Date of Recording: 4-20-05
Notes: _____

3. Total Value/Sales Price of Property:

\$2,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$2,000.00

Real Property Transfer Tax Due \$0.00 7.80

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: Howard M. Powers Capacity: Seller

Signature: Elvira D. Powers Capacity: Seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Howard M. Powers and Elvira D. Powers

Print Name: American Dream Lands LLC

Address: 3000 La Paz Lane Unit A

Address: P.O. Box 1712

City: Diamond Bar

City: Flagstaff

State: CA Zip: 91765

State: AZ Zip: 86002

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

Print Name: First American Title Company of Nevada File Number: 151-2194462 JLR/AF

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) 005-290-02
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 196724
Book: 409 Page: 42-44
Date of Recording: 4-20-05
Notes: _____

2. Type of Property:

- | | |
|--|---|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$

(Tax is computed at 65¢ per \$500 value)

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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 _____

Capacity _____

Signature Margaret Howard

Capacity Agent for Buyer

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Howard M. Powers
Address: 3000 La Paz Lane Unit A
City: Diamond Bar
State: CA Zip: 91765

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: American Dream Loans
Address: P.O. Box 1912
City: Flagstaff
State: AZ Zip: 86002

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: First American Title Escrow # 151-2194462
Address: 2715 Argent Ave # 5
City: Elko State: NV Zip: 89801

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)