

APN: 005-460-21  
Recording Requested by:  
Smile4u, Inc  
PO Box 888  
Lynden, WA 98264  
Mail Tax Statements to above

BOOK 418 PAGE 89-90  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Smile 4 U*  
2005 JUL 28 PM 1:23

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES \$15.00  
**200147**

## STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Ronald V. Rich and Barbara E. Rich**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **Smile4u, Inc., a Washington Corporation**, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION: Township 29 North, Range 48 East, M.D.B.&M., Section 25: SW1/4 SE1/4 SE1/4**

Situate in the County of **Eureka** in the state of **Nevada**

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

### JURISDICTION AND VENUE

If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Whatcom County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's fees, service fees, filing fees and all other costs associated with litigation.

### APPLICABLE LAW

This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the State of Washington (regardless of the choice of law principles of Washington or of any other jurisdiction).

Dated this 22 day of July, 05

X Ronald V. Rich  
Ronald V. Rich

X Barbara E. Rich  
Barbara E. Rich

STATE OF UTAH

} ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

County of Davis

I certify that I know or have satisfactory evidence that Ronald V. Rich is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it to be His free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 22 day of July, 05



DAVID VAN BEEKUM  
1344 West 4675 South  
Riverdale, Utah 84405  
My Commission Expires  
December 17, 2005  
STATE OF UTAH

Notary Signature

Print Name David Van Beekum  
Notary Public in and for the State of Utah  
My appointment expires: 12/17/05

STATE OF UTAH

} ss.

(INDIVIDUAL ACKNOWLEDGEMENT)

County of Davis

I certify that I know or have satisfactory evidence that Barbara E. Rich is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 22 day of July, 05



DAVID VAN BEEKUM  
1344 West 4675 South  
Riverdale, Utah 84405  
My Commission Expires  
December 17, 2005  
STATE OF UTAH

Notary Signature

Print Name David Van Beekum  
Notary Public in and for the State of Utah  
My appointment expires: 12/17/05

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**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

a) 005-460-21  
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  
Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: 200147  
Book 418 Page: 89-90  
Date of Recording: 7-28-05  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \_\_\_\_\_  
Real Property Transfer Tax Due \_\_\_\_\_

\$ 1,000.00

( \_\_\_\_\_ )

\$ 1,000.00

\$ 3.90

**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 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  
Capacity \_\_\_\_\_

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

Print Name: Ronald V. Rich and Barbara E. Rich  
Address: 1481 Melanie Lane  
City: Syracuse  
State: UT Zip: 84075

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

Print Name: Smile4U, Inc.  
Address: PO Box 888  
City: Lynden  
State: WA Zip: 98264

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)