

APN: 005-470-42 and 005-170-06  
Affix R.P.T.T. \$81.90

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

NATO FUND, ET AL  
7324 N. SEPULVEDA  
VAN NUYS, CA 91405

BOOK 422 PAGE 272-273  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*First American Title*  
2005 AUG 31 PM 1:58

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

200940

ESCROW NO: 04161281-086-JR

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Dorsey-Capricorn Partners, a Nevada Corporation

in consideration of \$10.00 and other valuable consideration, the receipt of which is hereby acknowledged,  
do hereby Grant, Bargain, Sell and Convey to

Nato Fund, Inc., a Nevada Corporation, Ebrahim Kahrobai and Nilofar Kahrobai, husband and  
wife as joint tenants, Masoud Isaac Kahrobai, a married man as his sole and separate property  
and Parvin Victory, a married woman as her sole and separate property

all that real property situated in the County of Eureka, State of Nevada, bounded and described as  
follows:

The Southeast Quarter of the Northeast Quarter of Section 33, Township 29 North, Range 48 East,  
M/D.B. & M., Eureka County, Nevada.

The North 1/4 of the Northwest 1/4 of Section 1, Township 30 North, Range 48 East, M.D.B. & M.,  
Eureka County, Nevada.

Subject to: 1. Taxes for the current fiscal year, paid current.  
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements  
now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

Witness my/our hand(s) on July 1, 2005.

GRANTORS:

Dorsey-Capricorn Partners, a Nevada  
Partnership Corporation

[Signature]  
By: Michael Lantz  
Its: Receiver

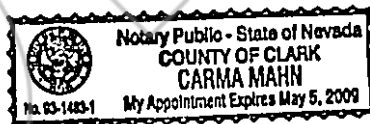
STATE OF NEVADA )  
 ) ss.

COUNTY OF Clark )  
On this Aug. 11, 2005  
appeared before me, a Notary Public,  
Michael Lantz

personally known or proven to me to be the  
person(s) whose name(s) is/are subscribed to the  
above instrument, who acknowledged that  
he/she/they executed the instrument for the  
purposes therein contained.

[Signature]  
Notary Public

My commission expires: May 9, 2005



200940

BOOK 4 22 PAGE 273

**State of Nevada  
Declaration of Value**

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

a) 005-470-42

b) 005-170-06

c)

d)

**2. Type of Property:**

- a) ☐ Vacant Land      b) ☐ Single Fam. Resi  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Documentation/Instrument #: 200940

Book: 421 Page 272-273

Date of Recording: 8-31-05

Notes:

3. Total Value/Sales Price of Property: \$20,670.00

Deed in Lieu of Foreclosure Only (value of property): (\$0.00)

Transfer Tax Value: \$20,670.00

Real Property Transfer Tax Due: \$81.90

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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~~ Grantee

Signature: \_\_\_\_\_

Capacity: ~~Grantee~~ Grantor

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

Print Name: Dorsey-Capricorn Partners

Address: 1881 W. Sahara #250

City: Las Vegas

State: NV Zip: 89117

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

Print Name: Nato Fund

Address: 5115 Booth Drive

City: Norwalk Hills

State: CA Zip: 91307

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

Print Name: Chicago Title

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

Escrow #: 04161281-086

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**

**State of Nevada  
Declaration of Value**

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

a) 005-470-42

b) 005-170-06

c)

d)

**2. Type of Property:**

- a) ☐ Vacant Land      b) ☐ Single Fam. Resi  
c) ☐ Condo/Twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
i) ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Documentation/Instrument #: 200940

Book: 422 Page: 272-273

Date of Recording: 8-31-05

Notes:

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

\$20,670.00

Deed in Lieu of Foreclosure Only (value of property):

(\$0.00)

Transfer Tax Value:

\$20,670.00

Real Property Transfer Tax Due:

\$81.90

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_%**

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 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

Signature \_\_\_\_\_

Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Dorsey-Capricorn Partners

Address: 7881 W. Charleston, #250

City: Las Vegas, NV 89117

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: Nato Fund

Print Name: Chicago Title

Escrow #: 04161281-086

Address: 3980 Howard Hughes Parkway

City/State/Zip: Las Vegas, NV 89109

**AN ADDITIONAL RECORDING FEE OF \$1.00 WILL APPLY FOR EACH DECLARATION OF VALUE FORM PRESENTED TO CLARK COUNTY, EFFECTIVE JUNE 1, 2004.**