

04161281-JR
ESCROW NO: 04161274-086-JR

APN: 161-20-502-014 005 470.42+
Affix R.P.T.T. Exempt # 005 17.06

WHEN RECORDED MAIL TO and MAIL TAX
STATEMENT TO:

MASOUD ISAAC KAHROBAIE
216 S. REXFORD DRIVE, STE 201
BEVERLY HILLS, CA 90212

BOOK 422 PAGE 274-276
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Just American Title
2005 AUG 31 PM 2:00

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES 16.00

200941

ESCROW NO: 04161274-086-JR

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Farahnaz Kahrobaie, a married woman, who is the spouse of the Grantee herein

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

Masoud Isaac Kahrobaie, a married man as his sole and separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS HIS/HER SEPARATE PROPERTY.

Witness my/our hand(s) on July 25, 2005.

BOOK 422 PAGE 274

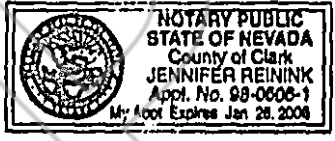
GRANTOR:

[Signature]
Farahnaz Ghadooshtary
Kahrobaie

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

On this 24th day of July, 2005
appeared before me, a Notary Public,
Farahnaz Ghadooshtary Kahrobaie

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: 1/28/06

Exhibit "A"

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

Parcel I:

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

Parcel II:

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 30 North, Range 48 East M.D.B. & M., Eureka County, Nevada.

200941

BOOK 422 PAGE 276

**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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDER'S OPTIONAL USE ONLY
 Documentation/Instrument #: 200941
 Book: 422 Page: 274-276
 Date of Recording: 8-31-05
 Notes:

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu Only (value of forgiven debt): \$ (0.00)
 Taxable Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: Spouse to Spouse-No Consideration
- 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: [Handwritten Signature]
 Signature: _____

Capacity: _____ Grantor
 Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED) Kahrobaie
 Print Name: Farahnaz Gheddo
 Address: 216 S. Karpov Dr. #201
 City: CA
 State: CA Zip: 90212

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Masoud Isaac Kahrobaie
 Address: [Handwritten]
 City: [Handwritten]
 State: _____ Zip: _____

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

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