

BOOK 431 PAGE 165-166  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Smile4u Inc*  
2006 FEB -1 PM 1:01

EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 15<sup>00</sup>

203347

APN: 003-302-02  
Recording Requested by:  
Yanic Brun  
1317 Maplegrove Circle  
Las Vegas, NV 89108  
Mail tax statements to above

### STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Smile4u, Inc., a Washington Corporation**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **Yanic Brun, an Unmarried man**, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION:** *El Cortez Ranch, Unit No. 1, Lot No. 43; El Cortez Ranch, Unit No. 1, Lot No. 44*

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 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

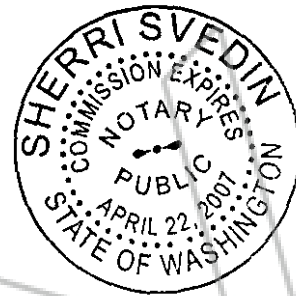
If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Whatcom County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's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

Witness my hand this 23<sup>rd</sup> day of January, 2006.

Mark Abbott  
Mark Abbott



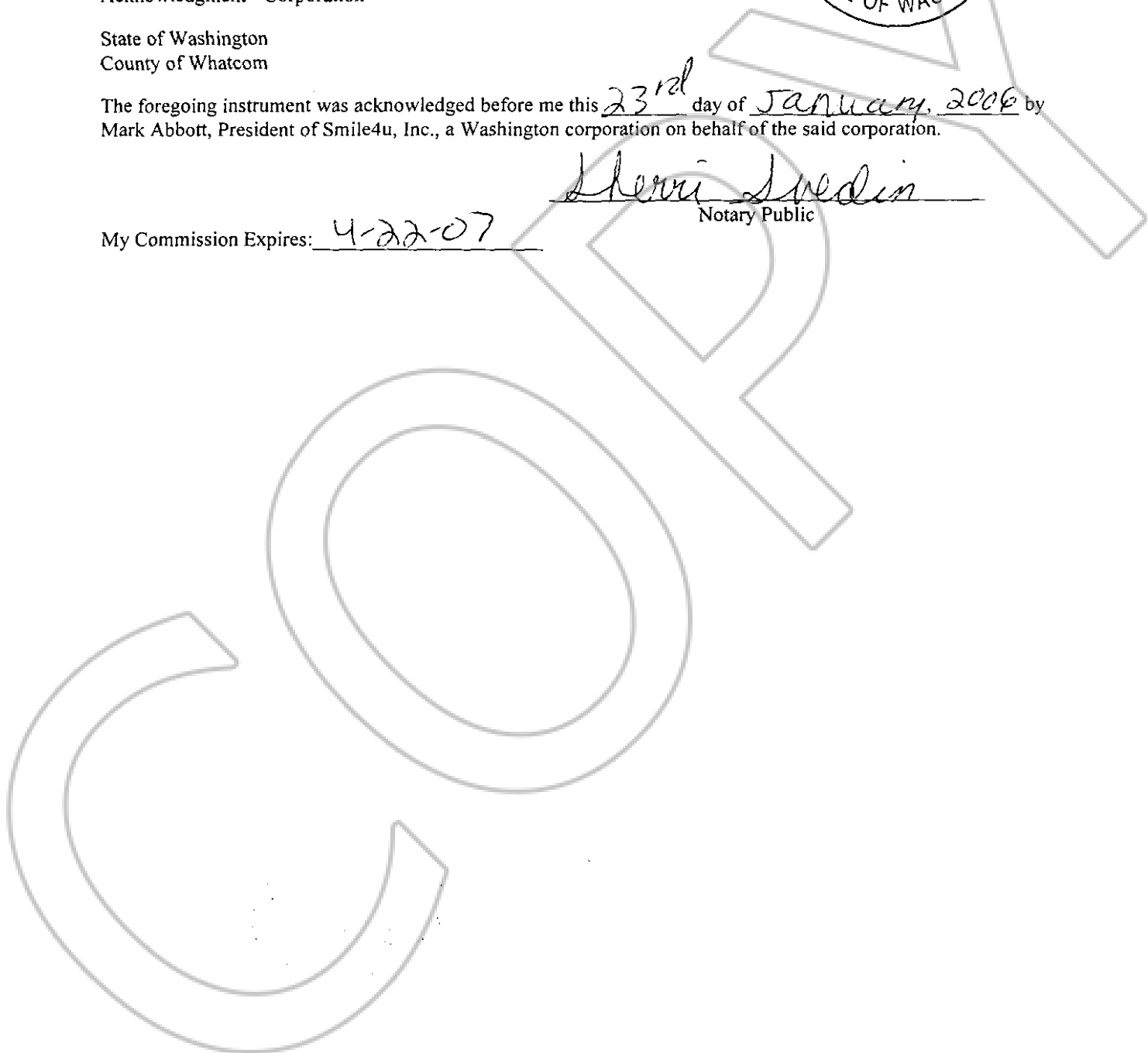
Acknowledgment - Corporation

State of Washington  
County of Whatcom

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2006 by Mark Abbott, President of Smile4u, Inc., a Washington corporation on behalf of the said corporation.

Sherri Svedin  
Notary Public

My Commission Expires: 4-22-07



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 003-302-02M  
 b) 003-302-02N  
 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 #:	<u>203347</u>
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Date of Recording:	<u>2-1-06</u>
Notes:	

3. Total Value/Sales Price of Property \$ 2,317.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 2,317.00  
 Real Property Transfer Tax Due \$ 9.75

**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 *Malcolm* Capacity *seller*  
 Signature *[Signature]* Capacity *buyer*  
Y. BRUN.

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

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

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

Print Name: Yanic Brun  
 Address: 1317 Maplegrove Circle  
 City: Las Vegas  
 State: NV Zip: 89108

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

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