

APN # 002-016-33

Recording Requested By:

Name SB Grant + EB Franklin  
LLC

Address Suite 202 #431, 29030 SW  
Town Center Loop East  
City/State/Zip Wilsonville OR 97070

BOOK 434 PAGE 337-340  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
SB Grant + EB Franklin LLC  
2006 APR -7 PM 1:37

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 17.00

**204437**

Grant Deed  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

The undersigned hereby affirms that there is no  
Social Security number contained in this document.

THIS DOCUMENT PREPARED BY:  
AND WHEN RECORDED MAIL  
THIS DEED AND MAIL TAX  
STATEMENTS TO:

S B Grant & E B Franklin LLC  
Suite 202#431  
29030 SW Town Center Loop East  
Wilsonville, OR 97070-5499

Above this line reserved for Official Use Only

Assessor's Parcel No. = 002-016-33

## GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 11.70  
☒ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and  
encumbrances remaining at time of sale.



### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Ronald R. Keller, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, and convey unto S B Grant & E B Franklin LLC, a Limited Liability Company organized under the laws of the state of Oregon, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Eureka, State of Nevada, to-wit:

SEE DESCRIPTION ATTACHED "EXHIBIT A"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 20 day of MARCH, 2006.

Ronald R. Keller

Grantor  
Ronald R. Keller

STATE OF Washington  
COUNTY OF Grays Harbor

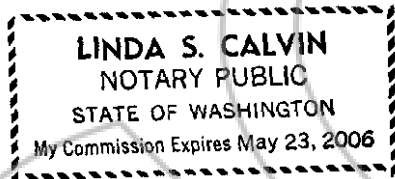
This instrument was acknowledged before me on  
(date) by Ronald R. Keller

March 20, 2006

Linda S. Calvin

Notary Public

Printed Name: LINDA S. CALVIN



(Seal)

My Commission Expires: May 23, 2006

**GRANTOR'S NAME, ADDRESS:**

Ronald R. Keller  
PO Box 2063  
Westport, WA 98595

**GRANTEE'S NAME, ADDRESS:**

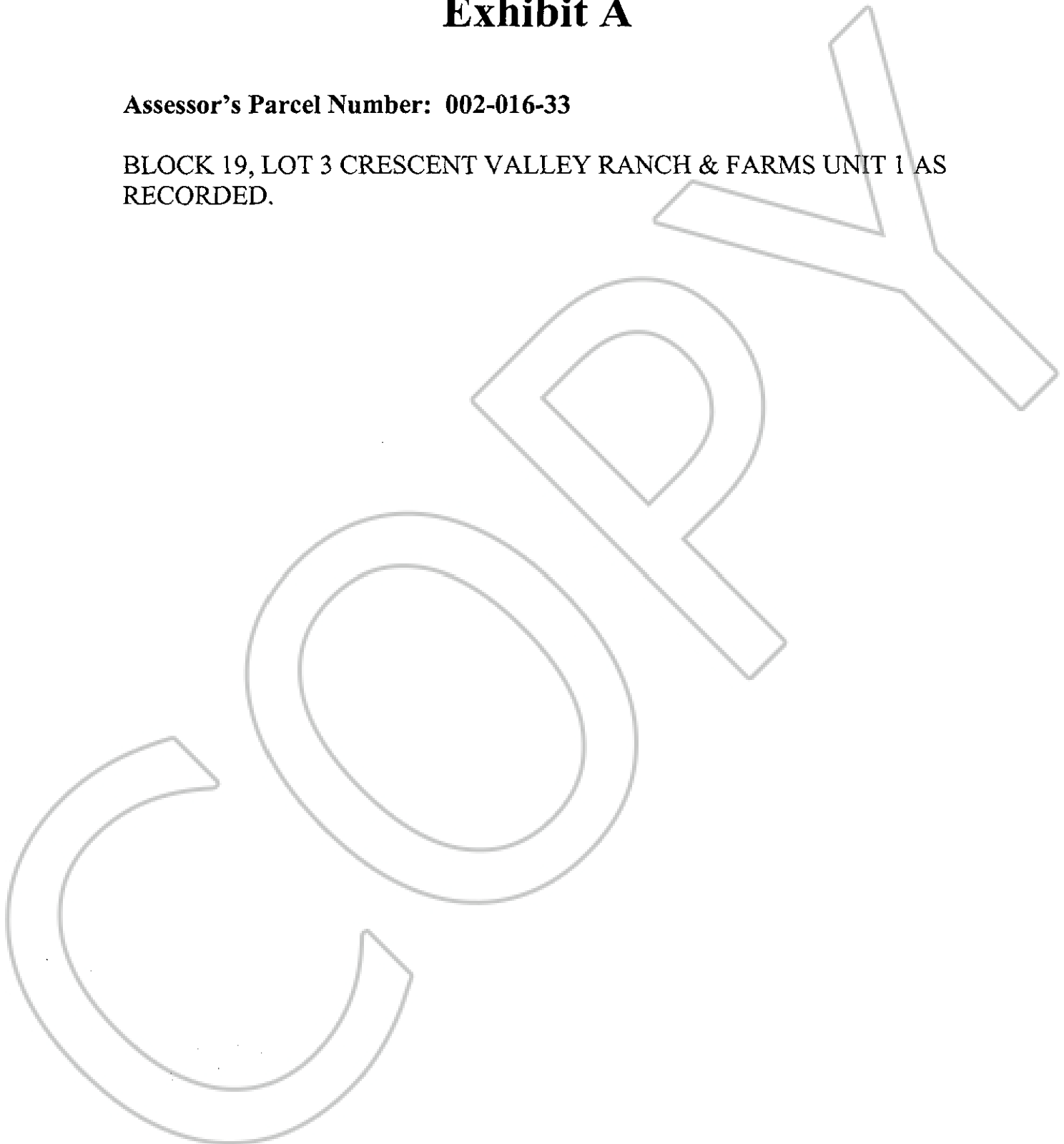
S B Grant & E B Franklin LLC  
Suite 202#431  
29030 Town Center Loop East  
Wilsonville, OR 97070-5499

**RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE**

# Exhibit A

**Assessor's Parcel Number: 002-016-33**

**BLOCK 19, LOT 3 CRESCENT VALLEY RANCH & FARMS UNIT 1 AS  
RECORDED.**



**204437**

**BOOK 434 PAGE 340**

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 002-016-33  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 104437  
Book: 434 Page: 337-340  
Date of Recording: 4-7-06  
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) \$ 2,877  
Transfer Tax Value: \$ 2,877  
Real Property Transfer Tax Due: \$ 11.70

## 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: [Signature] Capacity: agent for buyer  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Ronald R. Keller  
Address: PO Box 2063  
City: Westport  
State: WA Zip: 98595

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: SB Grant & EB Franklin LLC  
Address: Suite 202 #431, 29030 SW Town Center Loop East  
City: Wilsonville  
State: OR Zip: 97070

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: SB Grant & EB Franklin LLC Escrow # \_\_\_\_\_  
Address: Suite 202 #431, 29030 SW Town Center Loop East  
City: Wilsonville State: OR Zip: 97070

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)