

APN # 003-041-01

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 341-344
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
SB Grant & EB Franklin LLC
2006 APR -7 PM 1:39

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

204438

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. = 003-041-01

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 5.85

- ☒ 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, Don M. Clymer, 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 21 day of MARCH, 2006.

Don M. Clymer

Grantor
Don M. Clymer

STATE OF Washington

COUNTY OF Lewis

This instrument was acknowledged before me on MARCH 21, 2006
(date) by Don M. Clymer



Gabe E. Hoiland

Notary Public

Printed Name: Gabe Hoiland

(Seal)

My Commission Expires: Feb. 25, 2008

GRANTOR'S NAME, ADDRESS:

Don M. Clymer
P.O. Box 1225
Chehalis, WA 98532

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: 003-041-01

Lot 4, Block 10, Crescent Valley Ranch & Farms Unit 3, as recorded in Section 17, Township 29 N., Range 48 E., Eureka County, State of Nevada.

SUBJECT TO taxes for the present fiscal year and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and rights of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining and the reversion and reversions, remainder and remainder, rents, issues and profits thereof.

204438

BOOK 434 PAGE 344

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 003-041-01
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument# 204438
Book: 434 Page: 341-344
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:

\$ 1,077.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ 1,077.00
Real Property Transfer Tax Due: \$ 5.85

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: Don M. Clymer
Address: PO Box 1225
City: Chehalis
State: WA Zip: 98532

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)