

APN # 002-052-07

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 435 PAGE 29-32
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
SB Grant + EB Franklin
2006 APR 17 PM 2:43

EUREKA COUNTY, NEVADA
M.N. REGALATI/RECORDER
FILE NO. FEES 42.00

204492

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. = 002-052-07

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 7.80

- ☒ 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, Larry Zimmerman, 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.

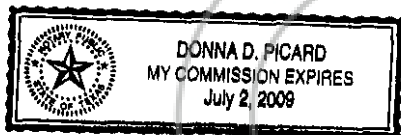
WITNESS Grantor(s) hand(s) this the 3rd day of APRIL, 2006.

Larry Zimmerman
Grantor
Larry Zimmerman

STATE OF TEXAS

COUNTY OF ORANGE

This instrument was acknowledged before me on APRIL 3, 2006
(date) by Larry Zimmerman



Donna D Picard
Notary Public

Printed Name: DONNA D PICARD

(Seal)

My Commission Expires: 7-2-09

GRANTOR'S NAME, ADDRESS:

Larry Zimmerman
8635 Turtle Road
Orange, TX 77632

GRANTEE'S NAME, ADDRESS:

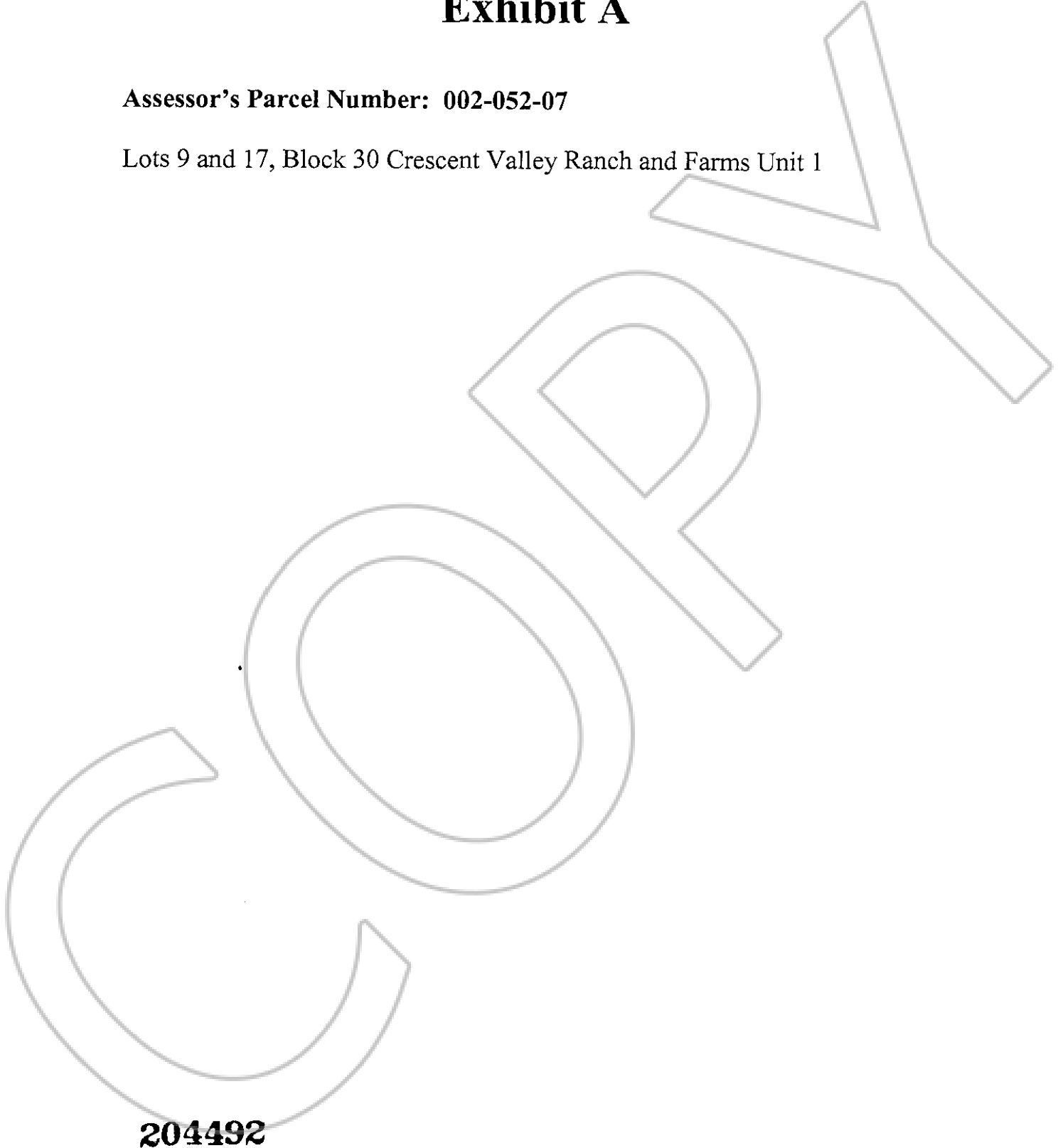
S B Grant & E B Franklin LLC
Suite 202#431
29030 Town Center Loop East
Wilsonville, OR 97070-5499

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 002-052-07

Lots 9 and 17, Block 30 Crescent Valley Ranch and Farms Unit 1



STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 002-052-07
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 204492
Book: 435 Page: 2932
Date of Recording: 4-17-06
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)	\$ <u>2000.00</u>
Transfer Tax Value:	\$ <u>2,000.00</u>
Real Property Transfer Tax Due:	\$ <u>7.80</u>

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 as agent for buyer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Larry Zimmerman
Address: 8035 Turtle Rd.
City: Orange
State: TX Zip: 77632

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: SB Grant + EB Franklin LLC
Address: Suite 202# 431, 29030 SW Town Center
City: Wilsonville Loop East
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)