

BOOK 435 PAGE 49-52
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
SB Grant + EB Franklin LLC
2006 APR 17 PM 3:05

APN # 003-244-01

Recording Requested By:

Name SB Grant + EB Franklin LLC

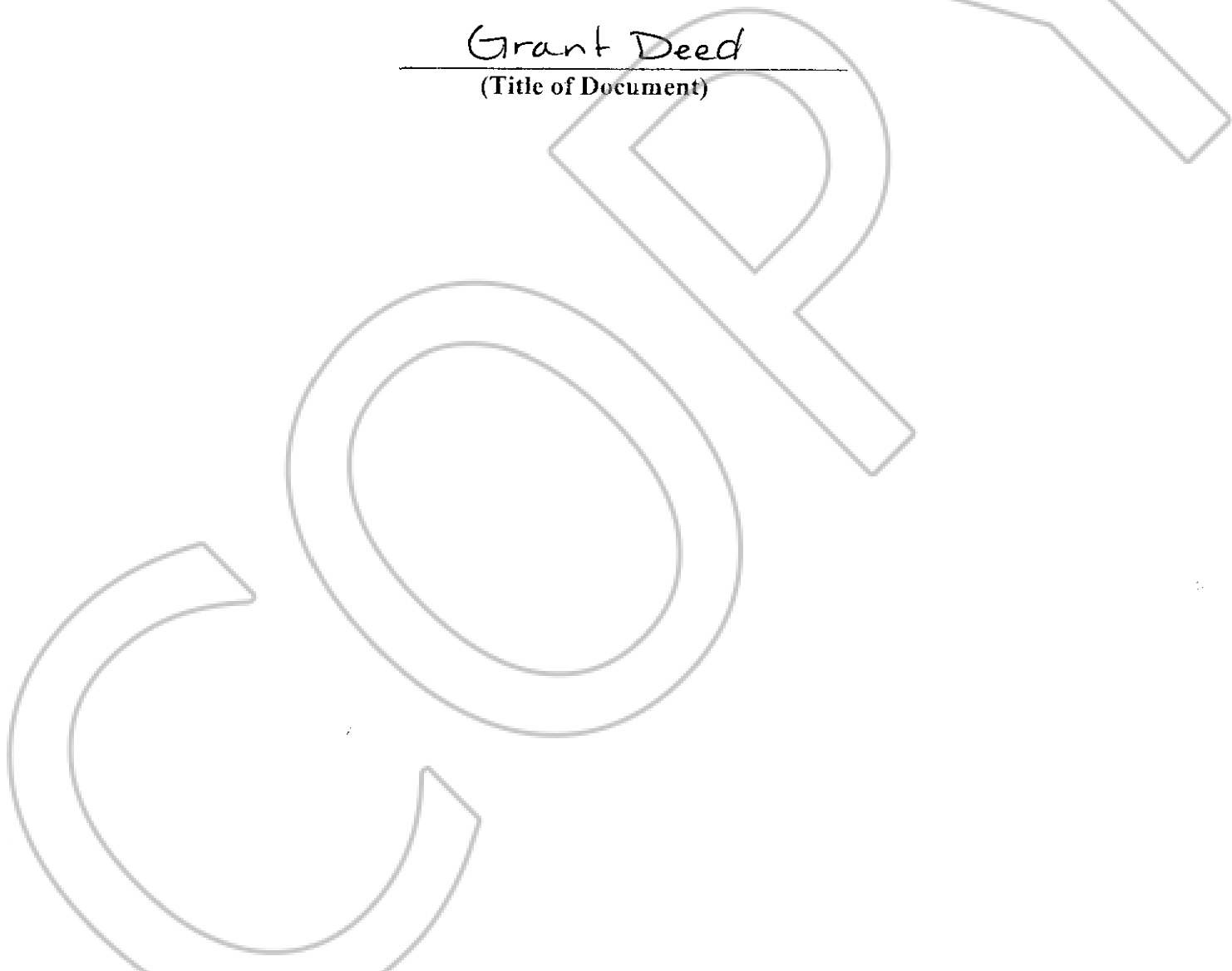
Address Suite 202 #431, 29030 SW

Town Center Loop East
City/State/Zip Wilsonville, OR 97070

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 42⁰⁰-

204497

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. = 003-244-01

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 3.90
 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, Harlan W. Tate and Gayle A. Tate, 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 4th day of April, 2006.

Harlan W. Tate

Grantor
Harlan W. Tate

Gayle A. Tate

Grantor
Gayle A. Tate

STATE OF Washington

COUNTY OF Spokane

This instrument was acknowledged before me on April 4th, 2006
(date) by Harlan W. Tate and Gayle A. Tate

Brandon D. Wilhelm

Notary Public

Printed Name: Brandon D. Wilhelm



(Seal)

My Commission Expires: 10/17/2009

GRANTOR'S NAME, ADDRESS:

Harlan W. & Gayle A. Tate
South 6202 Pittsburg
Spokane, WA 99223

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: 003-244-01

Lots 10, 11 and 12 in Block V – Zoned R1 of, and as shown upon a Subdivision map of, Section 15, Township 29 North, Range 48 East, Mount Diablo Base and Meridian, which map was prepared by, and filed at the request of W.H. Settlemeyer, October 5, 1961 at 2:10 p.m. , File No. 35633; to which map reference is made for further particulars; and the right, permission and authority to take and use without consideration, water for domestic purposes, from a well located upon said Section 15, located about 1360 feet East and about 200 feet North from the common corner of Sections 15, 16, 21 and 22 of Township 29, North, Range 48 East, Mount Diablo Base and Meridian;

And the right to use and enjoy at all times, together with ingress and egress therefrom, a lake constructed upon Section 15, described as “NOT A PART” upon a Subdivision map prepared by and filed at the request of W.H. Settlemeyer, licensed surveyor, with the County Recorder of the County of Eureka, State of Nevada, on December 5, 1960, File No. 35161, to which map reference is made for further particulars.

204497

BOOK 435 PAGE 052

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 204497
 Book: 435 Page: 49-52
 Date of Recording: _____
 Notes: _____

1. Assessor Parcel Number (s)

- a) 003-244-01
 b) _____
 c) _____
 d) _____

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:

\$ 577.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 577.00
 Real Property Transfer Tax Due: \$ 3.90

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: Harlan + Gayle Tate
 Address: South 6202 Pittsburg
 City: Spokane
 State: WA Zip: 99223

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