APN #003-202-04, 003-251-04, 003-234-01, 003-201-03, 007-251-05, 003-224-03, 003-254-01, 003-242-04, Recording Requested By: 003-187-04, 003-186-02

BOOK 435 PAGE 070-076
OFFICIAL RECORDS
RECORDED AT THE PUBLISH OF JANUARY
STAND PM 3: 17

Name SBGrant + EB Franklin LLC

EUREKA COCHEN LEVADA M.H. REBALEATI. RECORDER FILE HO. FEES 45.00

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

204501

Trant Deed (Title of Document)

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

COUNTY OF MARIN SAN RAFAEL, CALIFORNIA

	CERTIFICATE OF DEATH  STATE OF CALIFORNIA  USE BLACK INK ONLYING BRASURES, WHITEOUTS OR ALTERATIONS						3 10022 1 0 0 0 7 3 8		
ST	ATE FILE NUMBER	USE BLACK IN	K ONLY/NO ERAS	URES, WHITEOUTS O	R ALTERATIONS	LOCAL	REGISTRATION NU	MBER	
1. NAME OF DECEDENT—FIRST (GIVEN)						LAST (KAHLY			
DECEDENT PERSONAL DATA	Edward			airchild		ierce	\_		
	4. DATE OF BIRTH NM/DD/CCYY	S. AGE YRS.	HONTHS PAY	HOURS MINUTES	1 1			B. HOUR	
	11/06/1918	83	i	_		5/07/2002		1329	
	9. STATE OF BIRTH 10, SOCIAL S	ECURITY NO.	T1. MILE	SOLASSE ANY	Wido	ITAL STATUS	13. EDUCATION-Y	EARS COMPLETE	
	121		<u> </u>		NHK WICK	TE DEVALE	] 16		
	14. RACE	13	S. HISPANIC—#PI	CIFY	[ <del></del>	1	1	\ \	
	Caucasian	18	YES	(ESS	_ <u>  X</u>   No	Self Em	19. YEARS IN OCCU	PATION	
	Certified Public Accor		ccounting		A STATE OF THE STA	The state of the s	30		
	20. RESIDENCE-(STREET AND NUMBER			2021100			-	+-	
USUAL RESIDENCE	465 Montecito Drive			-	The second name of the second	No.	The state of the s	1	
		22. COU	INTY	. 23. ZIP	CODE	24. YR : IN CO	UNTY 25. STATE OR P	OREIGN COUNTY	
	Corte Madera	N	Marin	949		25	CA		
INFORMANT	26. NAME, RELATIONSHIP		I	1000	770		LITE HUMBER, CITY OR T	OWN, STATE, 21P	
	Parrell Pedersen Dau	ghter	. MIDOLE	126/ Kestre	30. LAST (MAIL	lamath rai	L1, OR 97601		
	26. NAME OF BURYIVING SPOUSE—FIRST		. MIDIAA	_	SO. CAST (MAIL	, EM MARIT		_ \	
SPOUSE	31, NAME OF FATHER—FIRST	32.	. MIDDLE	- Anna Carlo	33. LAST -			34. BIRTH BYAY	
AND PARENT	Jason	1	/ 1	oble	2%	Pier	nce	CT	
INFORMATION	35. NAME OF MOTHER-FIRST	36.	. MIDDLE	/	37. LAST (MAIL			38. SIRTH STAT	
	Mary	}		ertrude		Fair	child	CF	
DISPOSITION(S)	39. DATE MM/DD/C CYY 40. PLACE		7%			/ l			
	05/25/2002 At res	of daug	hter, 112	67 Kestrel	Rd., Klar	math Fall,	OR 43. LICENSI	. NO	
FUNERAL.	1		1 42. 314.470	74.	Embalmed	/	43. Excensi		
AND	A4. NAME OF FUNERAL DIRECTOR		45. EICENSE N	D. 46. SIGNATURE C	F LOCAL REGIST	TRARY	47 DATE M	M/DD/CCY	
LOCAL REGISTRAR	California Interment S	ociety	FD 1518	+ Fred -	1. Schn	15, M.S.	TO 05/1	3/ 2002	
	IGI, PLACE OF DEATH		02. IF HOSPITAL	SPECIFY ONE: 10	3. FACILITY OFHER		104. COUNTY		
PLACE Of	Kaiser Hospital		X IP ER	OP DOA	HOSP. RE	RE LONER	Marin		
DEATH	105. STREET ADDRESS—(STREET AND MY	IMBER OR LOC	ATION)				San Rafael		
		ILY ONE CAUS	E PER LINE FOR	A, B, C, AND D)	7	TIME INTERVAL	L 108. DEATH REPORT	ED TO CORONER	
	107, DEATH WAS CAUSED BY KINTER OF	ILY ONE CAUS	E PER LINE FOR	A, B, C. AND D)	_	TIME INTERVAL RETWEEN ONSE	108. DEATH REPORT	TO CORONER	
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CAUSE OF DEATH	107. DEATH WAS CAUSED BY TRINTER OF  IMMEDIATE CAUSE (A) Cardio Puli	monary C	ollapse	A. e, c, and b)		1 Min	109. BIOPSY PERI	NO NO REGREES NO	
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226556

STATE OF CALIFORNIA COUNTY OF MARIN

DATE ISSUED

06/03/2002

BOOK 435 PAGE 071

HEALTH OFFICER
MARIN COUNTY, CALIFORNIA

Fred S. Schweit



This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

Carrier on a Charles of the Charles		DE-15
ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address):  Peter E. Mitchell (Bar # 44303)	TELEPHONE AND FAX NOS.: (415) 453-0534	FOR COURT USE ONLY
MacDonald, Praetzel, Mitchell, Hedin & Breiner	(415) 453-0334	
10°J Fourth Street, Suite 570	(415) 455-0441	_
San Rafael, California 94901		
ATTORNEY FOR (Name): Parrell F. Pedersen, Petitioner		
SUPERIOR COURT OF CALIFORNIA, COUNTY OF MARIN		
STREET ADDRESS: 3501 Civic Center Drive		JUN 10 2002
MAILING ADDRESS: P.O. Box 4988 CITY AND ZIP CODE: San Rafael, CA 94913-4988		JOHN P. MONTGOMERY, Court Executive Officer
BRANCH NAME:	Ì	Court Executive Officer MARIN COUNTY SUPERIOR COURT
ESTATE OF (Name):		BY: N. JOHNSON, DEPUTY
}		\ \
EDWARD F. PIERCE	DECEDENT	
LETTERS OF A	DMINISTRATION	CASE NUMBER:
<del> </del>	CIAL ADMINISTRATION	PR 022418
LETTERS		AFFIRMATION
The last will of the decedent named above having	1. PUBLIC ADM	INISTRATOR: No affirmation required
been proved, the court appoints (name):	(Prob. Code, §	§ 7621(c)).
Parrell F. Pedersen  a. X executor.	2 7 12 12 12 12 12 12 14 14 14 14 14 14 14 14 14 14 14 14 14	I made manifes a fifteen the ability and the state of
b. administrator with will annexed.	76.	I solemnly affirm that I will perform the paral representative according to law.
2 The court appoints (name):	duces or person	shar representative according to law.
	3. INSTITUTION	AL FIDUCIARY (name):
a administrator of the decedent's estate.	Landam du ess	Trump throat the finetitistic or sittle or of our throat
b. special administrator of decedent's estate  (1) with the special powers specified	76.	irm that the institution will perform the onal representative according to law.
(1) with the special powers specified in the Order for Probate.	1 76. 27	irmation for myself as an individual and
(2) with the powers of a general	L 76 27 27	e institution as an officer.
administrator.	(Name and title	e):
(3) letters will expire on (date):	\	듳
	1	
3. X The personal representative is authorized to administer the estate under the Independent Administration of		C.
Estates Act X with full authority	/ /	
with limited authority (no authority, without	4. Executed on (date):	June 3, 2002
court supervision, to (1) sell or exchange real property	at (place): San Raf	
or (2) grant an option to purchase real property or (3)	\ \	Č,
borrow money with the loan secured by an		1
encumbrance upon real property).	almi	1144/
4. The personal representative is not authorized to take	7 700 100	(SIGNATURE)
possession of money or any other property without a	/ /	ERTIFICATION
specific court order		iment is a correct copy of the original on
		letters issued the personal representa-
		ive not been revoked, annulled, or set
WITNESS, clerk of the court, with seal of the court affixed.	aside, and are still in ful	I force and effect.
(SEAL) Date: JUN 10	(SEAL)	Date: 4134 4 0 2007
55.5.		20 M 1 0 500 %
Clerk, by CHAR WONTGOWERS	A Section 1	Clerk(rbyN P. MONTGOWET)
\(\seal\)	I HOLENO LA COLONIA DE LA COLO	
N JOHNSON		M. Musa
(DEPUTY)	17 h = 15	(OEPUTY)
	((人為)(為)(人)	/ N. JOHNSON
	人人和意思的人	
Form Approved by the LETT	FRS	Probate Code §§ 1001, 8403
	bate)	8405, 8544 8545 Code of Civil Procedure \$ 2015

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.** = 003-202-04, 003-231-04, 003-234-01, 003-201-03, 003-251-05, 003-224-03, 003-233-02, 003-254-01, 003-242-04, 003-187-04, 003-186-02, 003-185-03, 003-191-01

## **GRANT DEED**

DOCUMENTARY TRANSFER TAX \$37.95

Computed on full value of property conveyed, or Computed on full value less liens and encumbrances remaining at time of sale.

25042

#### 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, Parrell F. Pedersen, executor for the estate of Edward F. Pierce, 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	day of MANCH , 2006.
	Den
	Grantor Parrell F. Pedersen
	ranen F. Federsch
4n \	
STATE OF OREGON	_ \ \ \
COUNTY OF KLAMATIH	
This instrument was acknowledged before	me on MARCH 17. 1006
(date) by Parrell F. Pedersen	
	Karen A. Barbs
***************************************	Notary Public COMM PKP - 4-20-009
OFFICIAL SEAL  KAREN A BAKER  NOTARY PUBLIC + OREGON  COMMISSION NO. 395901	Notary Public Comp. pxp - 9-20-09  Printed Name: KARTN A. BAKTR
MY COMMISSION EXPIRES SEPT. 20, 2009	
(Seal)	/ /
My Commission Expires: 0 · 20	.09
GRANTOR'S NAME, ADDRESS:	GRANTEE'S NAME, ADDRESS:
Parrell F. Pedersen 409 Pine Street	S B Grant & E B Franklin LLC Suite 202#431
Klamath Falls, OR 97601	29030 Town Center Loop East Wilsonville, OR 97070-5499
	,

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

BOOK 4 3 5 PAGE 0 7 4

### Exhibit A

Assessor's Parcel Number: 003-202-04

Lots 8 and 9, Block E;

Assessor's Parcel Number: 003-231-04

Lot 4, Block Q;

Assessor's Parcel Number: 003-234-01

Lots 1, 2, 3, 4 and 5, Block T;

Assessor's Parcel Number: 003-201-03

Lots 4, 5 and 6 Block D;

Assessor's Parcel Number: 003-251-05

Lots 4, 5 and 6, Block Z;

Assessor's Parcel Number: 003-224-03

Lots 4 and 17, Block L;

Assessor's Parcel Number: 003-233-02

Lots 4, 5 and 6, Block S;

Assessor's Parcel Number: 003-254-01

Lot 12, Block CC;

Assessor's Parcel Number: 003-242-04

Lots 4, 5 and 6, Block X;

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. Setelmeyer, 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 water well located upon said Section 15, located about 1360' east and about 200' 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 said Section 15, described as "NOT A PART" upon a subdivision map prepared by and filed at the request of W.H. Setelmeyer, 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.

# Exhibit A

Assessor's Parcel Number: 003-187-04

Lot 20;

Assessor's Parcel Number: 003-186-02

Lots 21 and 22;

Assessor's Parcel Number: 003-185-03

Lot 23;

Assessor's Parcel Number: 003-191-01

Lots 25 and 26;

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. Setelmeyer, licensed surveyor, with the County Recorder of the County of Eureka, State of Nevada, on December 5, 1960, File No. 35161, to which map referenced is made for further particulars.

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

204501

#### STATE OF NEVADA DECLARATION OF VALUE

	FOR RECORDERS OPTIONAL USE ONLY
1. Assessor Parcel Number (s)	Document/Instrument#: 20450/
a) See attached list	Book: 435 Page: 010 -076
b)	Date of Recording: 4-17-06
c)	Notes:
d)	
2. Type of Property:	
a) Vacant Land b) Single Fam Re	rs.
c) Condo/Twnhse d) 2-4 Plex	
e) Apt. Bldg. f) Comm'!/Ind'l	
g) Agricultural h) Mobile Home	
I) Dillot	
3. Total Value/Sales Price of Property:	\$ 9,309.00
Deed in Lieu of Foreclosure Only (value of property)	<u> </u>
	¢ (4, 20C) (50
Transfer Tax Value:	\$ 9,309.00 \$ 37.05
Real Property Transfer Tax Due:	\$ 37.05
4. If Francisco Obsides do	)
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375.090, Section	<u> </u>
b. Explain Reason for Exemption:	
E. Dartiel Interest: Decembers being transferred:	%
5. Partial Interest: Percentage being transferred:	70
The undersigned declares and acknowledges, under pen	alty of periury pursuant to NPS 375 060
and NRS 375.110, that the information provided is correct	
belief, and can be supported by documentation if called u	The contract of the contract o
provided herein. Furthermore, the disallowance of any cl	
of additional tax due, may result in a penalty of 10% of the	e tax due plus interest at 1% per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be	be jointly and severally liable for any
additional amount owed	
Signature	Capacity agent R Laurer
	Capacity
Signature	Capacity
	<u>'ER (GRANTEE) INFORMATION</u>
(REQUIRED)	(REQUIRED)
Print Name: Parrell F. Redersen Print N	lame: SB Grant = EB Franklinuc
Address: 409 Pine St. Address	ss: Suite 20244431, 29030 SUTOWN Center LOOP to
City: Klamath Falls City:	Wilsonwille
State: OP Zip: 9760) State:	OR Zip: 9707(3
<u> </u>	
COMPANY/PERSON REQUESTING RECORDIN	AC
(REQUIRED IF NOT THE SELLER OR BUYER)	<del>'''</del>
Print Name: SB Grant + 68 Franklin LL	C Escrow#
City: Wilsoville State:	02 Zip: <u>97070</u>

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

