

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

BOOK 435 PAGE 133-135  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
S B Grant + E B Franklin LLC  
2006 APR 24 PM 1:46

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 16<sup>00</sup>

**204537**

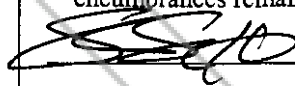
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Assessor's Parcel No. = 002-027-01

# GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 13.65

- 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, Mary G. Griffith, Trustee of The Griffith Trust UTD 9/6/89, 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 al 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 6<sup>th</sup> day of March, 2006.

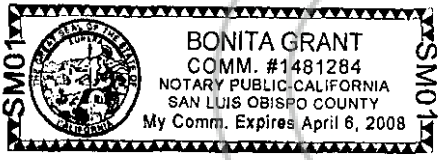
Mary G. Griffith  
Grantor  
Mary G. Griffith, Trustee

STATE OF California  
COUNTY OF San Luis Obispo

This instrument was acknowledged before me on 4/6/06  
(date) by Mary G. Griffith, Trustee of The Griffith Trust UTD 9/6/89

Bonita Grant  
Notary Public

Printed Name: BONITA GRANT



(Seal)  
My Commission Expires: 4/6/08

**GRANTOR'S NAME, ADDRESS:**  
Mary G. Griffith  
546 Lilac Drive  
Los Osos, CA 93402

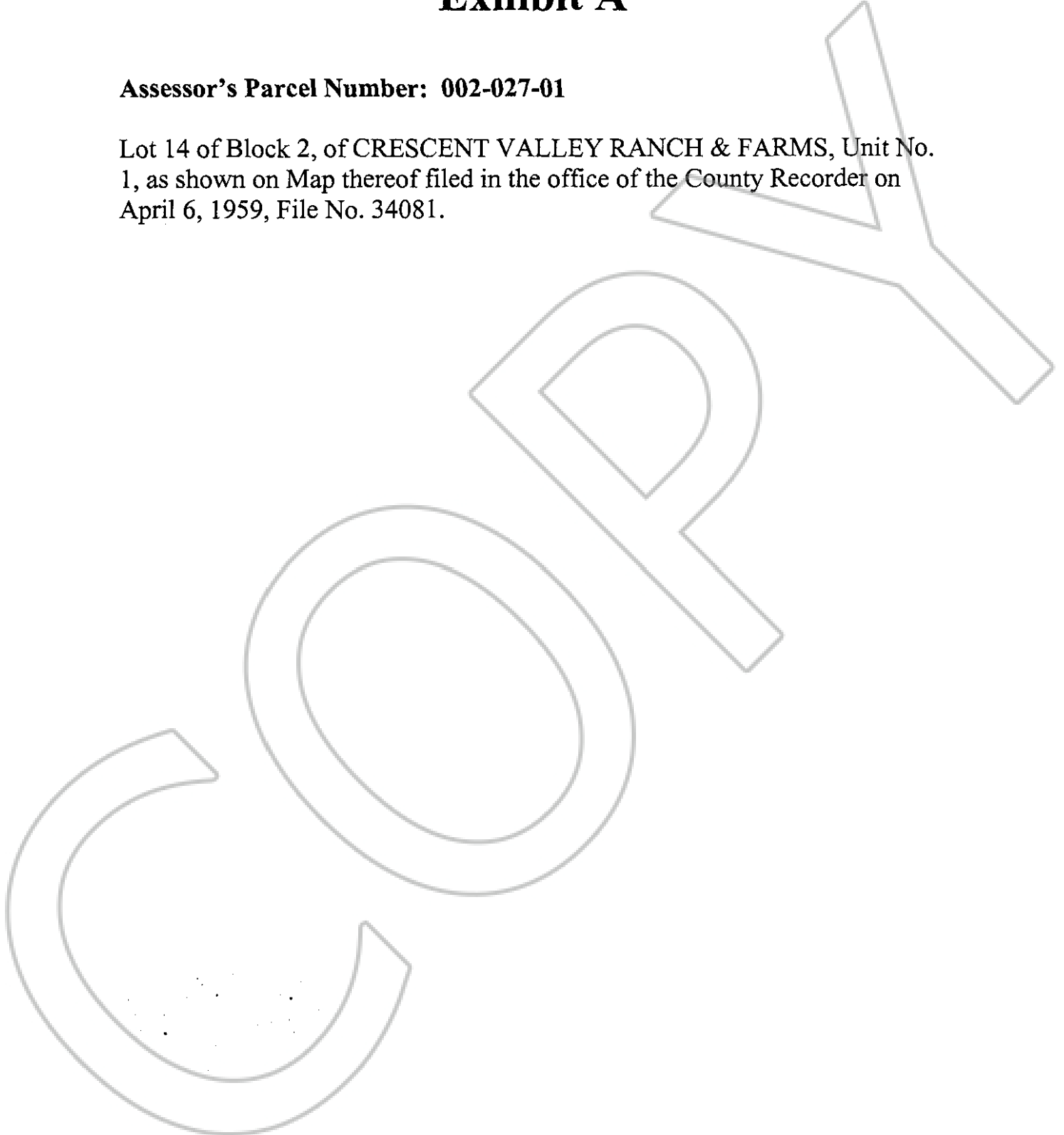
**GRANTEE'S NAME, ADDRESS:**  
S B Grant & E B Franklin LLC  
Suite 202#431  
29030 Town Center Loop East  
Wilsonville, OR 97070-5499

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

# Exhibit A

**Assessor's Parcel Number: 002-027-01**

Lot 14 of Block 2, of CRESCENT VALLEY RANCH & FARMS, Unit No. 1, as shown on Map thereof filed in the office of the County Recorder on April 6, 1959, File No. 34081.



**204537**

# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	<u>204537</u>
Book:	<u>435</u> Page: <u>133-135</u>
Date of Recording:	<u>4-24-06</u>
Notes:	

1. Assessor Parcel Number (s)  
 a) 002-027-01  
 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: \$ 3,500.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 3,500.00  
 Real Property Transfer Tax Due: \$ 13.65

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: Mary G. Griffith  
 Address: 546 Lilac Drive  
 City: Los Osos  
 State: CA Zip: 93402

**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