

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 436 PAGE 178-180  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*S B Grant & E B Franklin LLC*  
2006 MAY 22 AM 8:56

EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 16.00

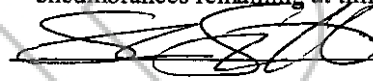
204785

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Assessor's Parcel No. = 005-210-06

# 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, Anni Else Roberts, 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 3 day of May, 2006.

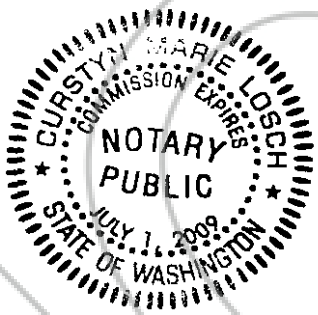
Anni E Roberts  
Grantor  
Anni Else Roberts

STATE OF Washington  
COUNTY OF Pierce

This instrument was acknowledged before me on May 3, 2006  
(date) by Anni Else Roberts

Curstyn M Lasch  
Notary Public

Printed Name: Curstyn M Lasch



(Seal)

My Commission Expires: July 1, 2009

**GRANTOR'S NAME, ADDRESS:**  
Anni Else Roberts  
14728 Mansel Ave  
Lawndale, CA 90260

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

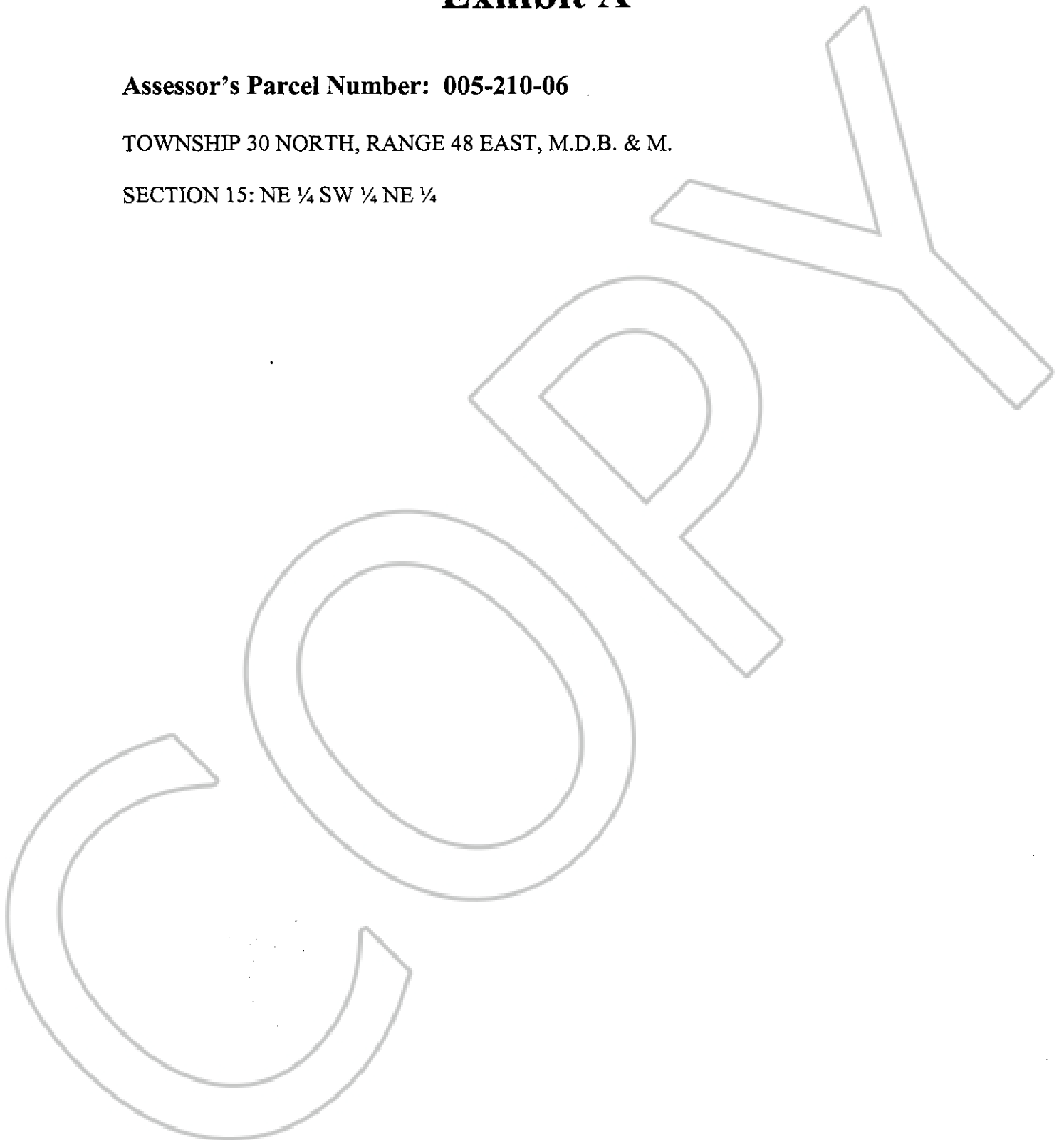
**RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE**

# Exhibit A

**Assessor's Parcel Number: 005-210-06**

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.

SECTION 15: NE  $\frac{1}{4}$  SW  $\frac{1}{4}$  NE  $\frac{1}{4}$



**204785**

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# STATE OF NEVADA DECLARATION OF VALUE

| FOR RECORDERS OPTIONAL USE ONLY |                                 |
|---------------------------------|---------------------------------|
| Document/Instrument#:           | <u>204785</u>                   |
| Book:                           | <u>436</u> Page: <u>178-186</u> |
| Date of Recording:              | <u>5-22-06</u>                  |
| Notes:                          |                                 |

1. Assessor Parcel Number (s)  
 a) 005-210-00  
 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: \$ 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 as agent for buyer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Anni Elke Roberts  
 Address: 14728 Mansel Ave  
 City: Lawndale  
 State: CA Zip: 90260

**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