

RECORDING REQUESTED BY:  
Wilshire Credit Corporation  
Account No. 486505

When Recorded Mail To:  
Wilshire Credit Corporation  
P.O. Box 8517  
Portland, OR 97207  
Attn: Victoria Shkutnik

BOOK 438 PAGE 178-181  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2006 JUN 20 PM 2:43

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEES 41.00

205309

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUIT CLAIM DEED

*This Deed*, executed May 24, 2006, by IB Property Holdings, LLC , whose address is 4425 Ponce De Leon blvd., Coral Gables, FL 33146, Grantor, to **Homecomings Financial Network, Inc.**, located at 9350 Waxie Way, San Diego, CA 92123, Grantee,

*Witnesseth*, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim to Grantee forever all the right, title, interest, claim and demand which the Grantor had in and to the following described lot, piece or parcel land, situate, lying and being in the County of Eureka , State of Nevada, more particularly described as:

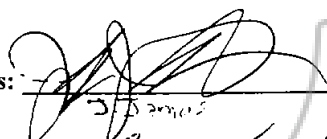
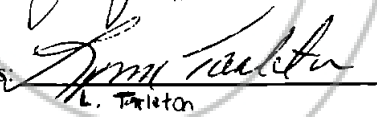
*See attached legal description.*


*To have and to hold*, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said Grantor, either in law or equity, to the only proper use and benefit of the Grantee forever.

Subject to all outstanding real estate taxes, condominium fees, and any other liens or encumbrances which have attached, or may in the future attach to said property.

*In Witness Whereof*, the Grantor has signed and sealed these presents the day and year first above written.

**IB Property Holdings, LLC**

Witness:   
Witness:   
L. Priston


  
Name: ROBERT HALL  
Title: VICE PRESIDENT

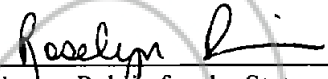
STATE OF FLORIDA

}  
}  
}

COUNTY OF MIAMI-DADE

Before me on May 24, 2006, personally appeared Robert Hall, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his authorized capacity and that by her/his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

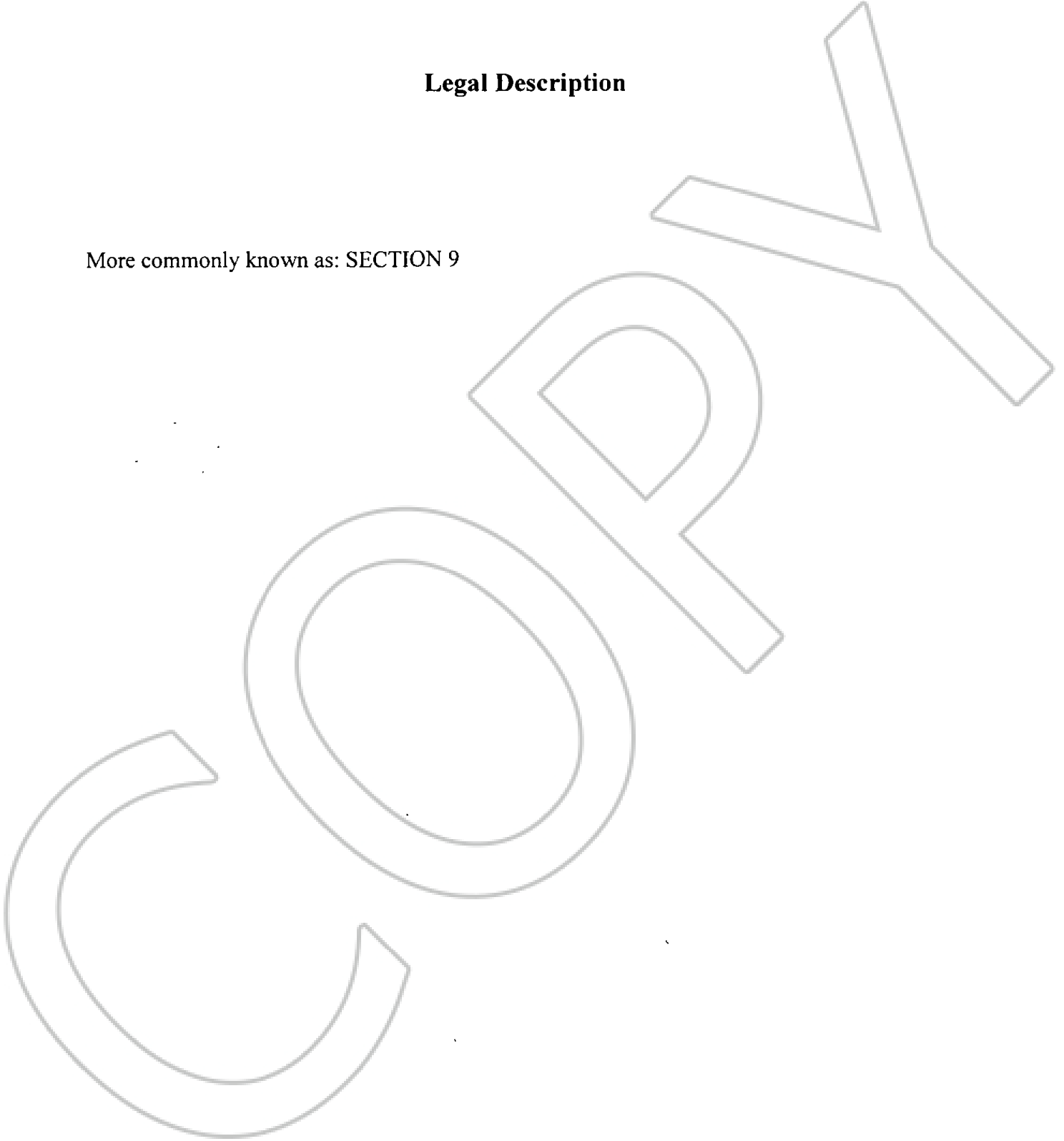
NOTARY PUBLIC-STATE OF FLORIDA  
 **Roselyn Rivera**  
Commission #DD369761  
Expires: NOV. 07, 2008  
Bonded Thru Atlantic Bonding Co., Inc.

  
\_\_\_\_\_  
Notary Public for the State of Miami-Dade

**EXHIBIT A**

**Legal Description**

More commonly known as: SECTION 9



Order No.: 05013465

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of EUREKA OUNTY, described as follows:

TOWNSHIP 28 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 9: N1/2;

EXCEPTING THEREFROM all minerals, mineral elements and compounds and ores, all barite, copper, gold, iron, silver and other metals, whether the same are presently known to exist on the property or are subsequently discovered on the property lying in and under said land as reserved by NEVADA LAND & RESOURCE COMPANY, LLC, in Deed recorded April 19, 1999, in Book 326, Page 429, as Document No. 172148, Official Records, Eureka County, Nevada.

**205309**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 005-670-19  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input 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      |
| <input type="checkbox"/> Other           |  |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>205309</u>
Book <u>4381</u>	Page: <u>128-181</u>
Date of Recording:	<u>6-20-06</u>
Notes:	

3. Total Value/Sales Price of Property \$ 102,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 397.80

**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 Juan Jozzi Capacity Seller  
 Signature Adrian Janhans Capacity Buyer

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: IB Holdings  
 Address: 4425 Bedeleon Blvd 5th flr  
 City: Coral Gables  
 State: FL Zip: 33146

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Homecomings Financial Network  
 Address: 14523 Mullikan Way #200  
 City: Beaverton  
 State: OR Zip: 97005

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Fidelity National Title Escrow # 626000085  
 Address: 15661 Red Hill Ave #201  
 City: Tustin State: CA Zip: 92780

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)