

BOOK 438 PAGE 206-208  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Transcontinental Title*  
2006 JUN 22 PM 2:29

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. FEE 141.00

**205318**

This Instrument Prepared by:  
William E. Curphey & Associates  
2605 Enterprise Road, Suite 155  
Clearwater, Florida 33579

~~Prepared by~~ Return to:  
TransContinental Title Co.  
4033 Tampa Rd Suite 101  
Oldsmar, FL 34677  
800-225-7807

~~Call for~~ mail tax statements to:  
N.R.L.L. EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
1 MAUCHLY  
IRVINE, CA 92618

Property Tax ID#: 002-056-01; 003-034-04

### WARRANTY DEED

D3106210-3  
758045-T

This WARRANTY DEED, executed this 8 day of June,  
2006, by JOHNNA GRUBBS, a single person, hereinafter called GRANTOR, grant to N.R.L.L.  
EAST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, of 1 MAUCHLY, IRVINE, CA  
92618, hereinafter called GRANTEE:

Wherever used herein the terms "GRANTOR" AND "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTOR, for and in consideration of the sum of \$3,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in EUREKA County, Nevada, viz:

**"SEE COMPLETE LEGAL ATTACHED AS  
EXHIBIT "A" INCLUDED HEREWITH AND  
MADE A PART HEREOF"**

PROPERTY ADDRESS:  
437 ROCKY LN  
EUREKA, NV 89316

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In witness whereof, Grantor has hereunto set a hand and seal the day and year first written above. Signed, sealed and delivered in our presence:

\_\_\_\_\_  
Witness

*Johnna Grubbs*  
\_\_\_\_\_  
JOHNNA GRUBBS

\_\_\_\_\_  
Printed Name

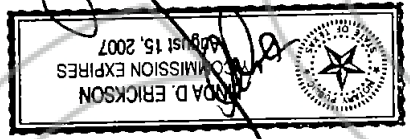
\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

State of Texas

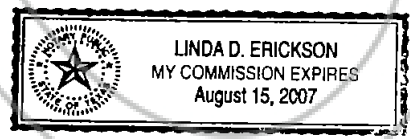
County of Dallas

The foregoing, Warranty Deed was acknowledged before me this 8 day of June, 2006, by JOHNNA GRUBBS, a single person.



*L. Erickson*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 8-15-07

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



**“Exhibit A”**

THOSE LOTS OR PARCELS OF REAL PROPERTY SITUATE IN CRESCENT VALLEY, COUNTY OF EUREKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 6, IN BLOCK 39, UNIT #1, CRESCENT VALLEY RANCH & FARMS UNIT #1, AS PER MAP FILE NO. 34081, IN THE OFFICE OF COUNTY RECORDER, EUREKA, NEVADA.

AND

LOT 1, IN BLOCK 14, UNIT #3, CRESCENT VALLEY RANCH & FARMS UNIT #3, AS PER MAP FILE 34551, IN THE OFFICE OF COUNTY RECORDER, EUREKA COUNTY, NEVADA.

BEING THE SAME PROPERTY CONVEYED TO JOHNNA GRUBBS BY DEED FROM ESTATE OF ROY D. GRUBBS RECORDED 05/01/2006 IN DEED BOOK 435 PAGE 338, IN THE EUREKA COUNTY, NEVADA, RECORDER'S OFFICE.

THE ABOVE LEGAL DESCRIPTION IS PROPERTY BEING SOLD AS A VACANT LOT AND AS SUCH HAS NOT BEEN ASSIGNED A PROPER STREET NUMBER, SUCH STREET NUMBER SHALL BE DULY ASSIGNED IN THE FUTURE SHOULD ANY HOUSING DEVELOPMENT OCCUR ON SAID LOT.

**205318**

BOOK 438 PAGE 208

# State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>205318</u>
Book: <u>438</u>	Page: <u>206-208</u>
Date of Recording:	<u>6-22-06</u>
Notes:	

1. Assessor Parcel Number(s)  
 a) 003-034-04  
 b) 002-056-01  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land    b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ 3,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00  
 Transfer Tax Value per NRS 375.010, Section 2: \$ 3,000.00  
 Real Property Transfer Tax Due: \$ 11.00 11.70

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 Johnna Grubbs Capacity Seller  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: JOHNNA GRUBBS  
 Address: 5567 MANDARIN WAY  
 City: DALLAS  
 State: TEXAS Zip: 92618

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: N.R.L.L. EAST, LLC  
 Address: 1 MAUCHLY  
 City: IRVINE  
 State: CALIFORNIA Zip: 92618

### COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: TRANSCONTINENTAL TITLE Escrow # 10-802235  
 Address: 2605 ENTERPRISE ROAD EAST, SUITE 300  
 City: CLEARWATER State: FLORIDA Zip: 33759