APN: 005-050-35

Recording Requested By

and Return to:

RPIT'S 27.30

BOOK 440 PAGE 168-173
OFFICIAL RECORDS
RECORDED AT THE REPORTST OF
Literat Active
2005 AUG 11 AM 10: 17

EUREKA COUNTY, HEVADA M.H. REBALEATI, RECORDER FILE HO. FEE\$ 44.0 205682

Grantee's Address/
Mail tax statement to:

721 Front St., #240 Celebration, FL 34797

06220731

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into this 2 day of 5 to 2006, by and between TAYLOR O.P. RICHERSON, RUSS T. RICHERSON and KRISTINA JAIME, Grantors, and USA LAND SALES.COM, LLC, a FLORIDA CORDOLLON, Grantee.

WITNESSETH:

FOR VALUABLE CONSIDERATION RECEIVED, Grantors do hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns, forever, all those certain lots, pieces, or parcels of land situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 29: NW1/4SE1/4;

04

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.

TOGETHER WITH all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

Page 1 of 3

SUBJECT TO any and all exceptions, reservations, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantors have executed this deed the day and year first hereinabove written.

GRANTORS:

Taylor O. P. Richerson

RUSS T. RICHERSON

KRISTINA JAIME

STATE OF OREGON

SS.

COUNTY OF TACKSOA)

This instrument was acknowledged before me on the 25 day of 3027 and 2006, by TAYLOR O.P. RICHERSON.



What L. Duthulin NOTARY PUBLIC

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD. ATTORNEYS AT LAW 530 IDAHO STREET - P.O. BOX 1358 EUKO. NEVADA 89801 (775) 738-8091

Page 2 of 3

SUBJECT TO any and all exceptions, reservations, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantors have executed this deed the day and year first hereinabove written.

GRANTORS:	
TAYLOR O. P. RICHERSON	
RUSS T. RICHERSON	
STATE OF	
COUNTY OF) This instrument was acknowledged before me on the day of 2006, by TAYLOR O.P. RICHERSON.	
NOTARY PUBLIC	
North oblic	

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
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Page 2 of 3

SUBJECT TO any and all exceptions, reservations, restrictive covenants, assessments, easements, rights and rights-of-way of record.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantors have executed this deed the day and year first hereinabove written.

GRANTORS:	7 /
TAYLOR O. P. RICHERSON	
RUSS T. RICHERSON	
Misting Jaime	
STATE OF COLOR	
COUNTY OF SOLLS	
This instrument was acknowledged before me on the 35 day of 2006, by TAYLOR O.P. RICHERSON.	,
NOTARY PUBLIC	
GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD. ATTORNEYS AT LAW 530 IDAHO STREET • P.O. BOX 1358 ELKO, NEVADA 89801	
CERT (12 100 1000)	Dags 2 - C '

(775) 738-8091

STATE OF <u>CALIFORNA</u>) : ss. COUNTY OF <u>ALAMENA</u>)	
: ss. COUNTY OF ALAMENA)	
This instrument was acknowled 2006, by RUSS T. RICHERSON.	ged before me on the 24 day of 4206 ,
S. G. MCCONNELL COMM. \$ 1671241 IN NOTARY PUBLIC CALIFORNIA IN ALMERA COUNTY MY COMM. EXP. MAY 28, 2010 T	NOTARY PUBLIC
STATE OF)	
COUNTY OF)	
This instrument was acknowled 2006, by KRISTINA JAIME.	NOTARY PUBLIC
OCIOCECIES.	DICEAZIA COVIE & STANTON LTD

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD ATTORNEYS AT LAW 530 IDAHO STREET - P.O. BOX 1358 ELKO, NEVADA 89801 (775) 738-8091

Page 3 of 3

STATE OF)
COUNTY OF)
This instrument was acknowledged before me on the day of, 2006, by RUSS T. RICHERSON.
NOTARY PUBLIC
NOTART TOBLE
STATE OF Col. ?) : ss. COUNTY OF Col Luis) Obispo
COUNTY OF Sco Luis) Obispo
This instrument was acknowledged before me on the Saday of 2006, by KRISTINA JAIME.
NOTARY PUBLIC

SMENDA LEE MOCLEY
Commission # 1662121
Notary Public - Catifornia
San Luis Oblipo County
My Comm. Expires May 9, 2010

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89801
(775) 738-8091

Page 3 of 3

205682

	A service Devel Number(o).	FOR RECORDERS OPTIONAL USE ONLY
1.	Assessor Parcel Number(s):	
	a) 005-050-35 b)	Document/Instrument No.:
	c)d)	Date of Recording:
	3)	\ \
2.	Type of Property:	Notes:
	a) XX Vacant Land b) Single Family Res.	
	c) Condo/Townhouse d) 2-4 Plex	~
	e) Apartment Bldg. f) Comm'1/Ind'1	
	e) Apartment Bldg. f) Comm'!/Ind'! g) Agricultural h) Mobile Home i) Other:	
	i) Ouler:	
3.	Total Value/Sales Price of Property	\$ 7,000.00
	Deed in Lieu of Foreclosure Only (Value of Property)	\$
	Transfer Tax Value	\$ 7,000.00
	Real Property Transfer Tax Due:	\$
4	If Exemption Claimed:	
4.	If Exemption Claimed:	\ / /
	a. Transfer Tax Exemption, per NRS 375.090, Section:	<u> </u>
	b. Explain Reason for Exemption:	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
5.	Partial Interest: Percentage being transferred: 100	%
Th	e undersigned declares and acknowledges, under penalty of perjury, pu	irsuant to NRS 375.060 and NRS 375.110, that the
	ormation provided is correct to the best of their information and belief	
	led upon to substantiate the information provided herein. Furthermore	
	ner determination of additional tax due, may result in a penalty of 10%	
Pu	rsuant to NRS 375.030, the Buyer and Seller shall be jointly and se	everally habie for any additional amount owed
Sit	mature: Touter Richers	Capacity: RAKLU TOR
/`		•
Sig	nature:	Capacity:
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(required)	(required)
Pr		nt Name: <u>USA Land Sales.com</u> , <u>LLC</u> .
		dress:
		y/State/Zip:
V	/	
À	COMPANY/DEDCOM DECYPROTING DECORDING	(and in the Calley on Days)
	COMPANY/PERSON REQUESTING RECORDING	(required it not the Seller of Buyer)
Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06220731		
	dress:810 Idaho Street	
	y/State/Zip: Elko, Nevada 89801	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1. Assessor Parcel Number(s): a) 005-050-35	FOR RECORDERS OPTIONAL USE ONLY Document/Instrument No.:
b)	Book:Page:
c)d)	Date of Recording:
· · · · · · · · · · · · · · · · · · ·	Notes:
2. Type of Property:	\ \
a) XX Vacant Land b) Single Family Res. c) Condo/Townhouse d) 2-4 Plex	
e) Apartment Bldg. f) Comm'l/Ind'l	~
e) Apartment Bldg. f) Comm'l/Ind'l g) Agricultural h) Mobile Home i) Other:	
i) Other:	
2 Tatal Value /Calas Price of Busenests	\$7,000.00
3. Total Value/Sales Price of Property	\$
Deed in Lieu of Foreclosure Only (Value of Property)	\$ \
Transfer Tax Value	\$ 7,000.00
Real Property Transfer Tax Due:	\$27.30
Real Froperty Transfer Tax Due.	\$
4. If Exemption Claimed:	
a. Transfer Tax Exemption, per NRS 375.090, Section:	
b. Explain Reason for Exemption:	
5. Partial Interest: Percentage being transferred: 100	
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 be	
called upon to substantiate the information provided herein. Furthern	nore, the disallowance of any claimed exemption or
other determination of additional tax due, may result in a penalty of 1	
Parsuant to NRS 3/5,030, the Buyer and Seller shall be jointly and	d severally liable for any additional amount owed
Signature: Kup 7, Kum	Capacity:
1 100	
Signature:	Capacity:
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(required)	(required)
Print Name: RUSS T. RICherson	Print Name: USA Land Sales.com, LLC.
Address: 2749 BMARWOOD DR	Address: 721 Front Street #240
City/State/Zip: LIVERMORE CA 94550	City/State/Zip: Celebration FL 34747
\ \ \	
COMPANY/PERSON REQUESTING RECORDS	NG (required if not the Saller or Ruyer)
COM ATTA ENDOTT REQUESTING RECORDS	(required it not the series of buyer)
Company Name: STEWART TITLE OF NORTHEASTER	N NEVADA Escrow No.: 06220731
Address: 810 Idaho Street	
City/State/Zip: Elko, Nevada 89801	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1. Assessor Parcel Number(s): a) 005-050-35 b)	FOR RECORDERS OPTIONAL USE ONLY Document/Instrument No.:	
c)	Book:Page:	
d)	Date of Recording:	
2. Time of Branewick	Notes:	
2. Type of Property:a) XX Vacant Landb) Single Family Res.		
c) Condo/Townhouse d) 2-4 Plex		
e) Apartment Bldg. f) Comm'l/Ind'l		
e) Apartment Bldg. f) Comm'l/Ind'l g) Agricultural h) Mobile Home i) Other:		
) Odd:		
3. Total Value/Sales Price of Property	\$7,000.00	
Deed in Lieu of Foreclosure Only (Value of Property)		
Deed in Lieu of Poreclosure Only (Value of Property)		
Transfer Tax Value	\$ 7,000.00	
Deal Bronerty Transfer Tay Duo.	\$ 27.30	
Real Property Transfer Tax Due:	\$	
4. If Exemption Claimed:	\ / /	
a. Transfer Tax Exemption, per NRS 375.090, Section:		
b. Explain Reason for Exemption:	\	
5. Partial Interest: Percentage being transferred: 100	%	
The understand declared and colored to declare under nonetri of position, a	surguent to NDS 275 060 and NDS 275 110, that the	
The undersigned declares and acknowledges, under penalty of perjury, p information provided is correct to the best of their information and belief		
called upon to substantiate the information provided herein. Furthermor		
other determination of additional tax due, may result in a penalty of 10%		
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and s	1	
Signature: Kristina James	Capacity:	
	7	
Signature:	Capacity:	
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
(required)	(required)	
Print Name: KRISTINA Saime Pi	rint Name: <u>USA Land Sales.com, LLC.</u>	
Address: 921 Casada Lane A	ddress: 721 Front Street #240	
City/State/Zip:_ NIPOMO CA 93444 _ C	ity/State/Zip: Celebration FL 34747	
COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)		
Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06220731		
Address: 810 Idaho Street	NEVALA ESCIOW NO.: U622U/31	
City/State/Zip: Elko, Nevada 89801		

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

1. Assessor Parcel Number(s):	FOR RECORDERS OPTIONAL USE ONLY	
a) 005-050-35 b)	Document/Instrument No.:	
c)	Book: Page:	
d)	Date of Recording:	
2. Tune of December	Notes:	
2. Type of Property:a) XX Vacant Landb) Single Family Res.		
c) Condo/Townhouse d) 2-4 Plex		
e) Apartment Bldg. f) Comm'l/Ind'l		
g) Agricultural h) Mobile Home		
i) Other:		
3. Total Value/Sales Price of Property	\$ 7,000.00	
Deed in Lieu of Foreclosure Only (Value of Property)	\$ \	
Transfer Tax Value	\$ 7,000.00	
Real Property Transfer Tax Due:	\$ 27.30	
	7 /	
4. If Exemption Claimed:	\ / /	
a. Transfer Tax Exemption, per NRS 375.090, Section:		
b. Explain Reason for Exemption:		
o. Explain Reason for Exemption:	1 1	
5. Partial Interest: Percentage being transferred: 100	%	
The undersigned declares and acknowledges, under penalty of perjury, pu	rement to NDC 275 060 and NDC 275 110, that the	
information provided is correct to the best of their information and belief,		
called upon to substantiate the information provided herein. Furthermore		
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 se	everally liable for any additional amount owed	
Signature:	Capacity: ASSISTANT VP	
Signature.	Capacity. 113073111111	
Signature:	Capacity:	
CELLED (CDANFOD) INFODMATION	DIRED CO ANDERS INDODALATION	
SELLER (GRANTOR) INFORMATION (required)	BUYER (GRANTEE) INFORMATION (required)	
	int Name: USA Land Sales.com, LLC.	
	ldress:	
City/State/Zip: Eagle Point, OR 97524 Cit	ty/State/Zip:	
COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)		
g	NEW 2000000	
Company Name: STEWART TITLE OF NORTHEASTERN : Address: 810 Idaho Street	NEVADA Escrow No.: 06220731	
City/State/Zip: Elko, Nevada 89801		