

APN: 005-050-35

Recording Requested By  
and Return to:

RPTT'S 27.30

Grantee's Address/

Mail tax statement to:

721 Front St., #240  
Celebration, FL 34797

06220731

BOOK 440 PAGE 168-173  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
*Stewart Title*  
2006 AUG 11 AM 10:17

EUREKA COUNTY, NEVADA  
M.H. REBALEATI, RECORDER  
FILE NO. FEES 44.00

205682

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made and entered into this 24 day of July, 2006, by and between TAYLOR O.P. RICHEISON, RUSS T. RICHEISON and KRISTINA JAIME, Grantors, and USA LAND SALES.COM, LLC, a FLORIDA CORPORATION, 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;

C4

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

**SUBJECT TO** any and all exceptions, reservations, restrictions, 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  
**TAYLOR O. P. RICHERSON**

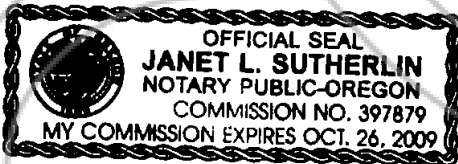
\_\_\_\_\_  
**RUSS T. RICHERSON**

\_\_\_\_\_  
**KRISTINA JAIME**

STATE OF OREGON )  
  : ss.  
COUNTY OF JACKSON)

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

Janet L. Sutherland  
**NOTARY PUBLIC**



**GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.**  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
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**GRANTORS:**

\_\_\_\_\_  
**TAYLOR O. P. RICHERSON**

*Russ T. Richerson*  
\_\_\_\_\_  
**RUSS T. RICHERSON**

\_\_\_\_\_  
**KRISTINA JAIME**

STATE OF \_\_\_\_\_ )  
  ) : ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by **TAYLOR O.P. RICHERSON**.

\_\_\_\_\_  
**NOTARY PUBLIC**

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
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**GRANTORS:**

\_\_\_\_\_  
**TAYLOR O. P. RICHERSON**

\_\_\_\_\_  
**RUSS T. RICHERSON**

*Kristina Jaime*  
\_\_\_\_\_  
**KRISTINA JAIME**

STATE OF Calif. )  
                                  ) : ss.  
COUNTY OF Santa )  
                                  ) Obispo

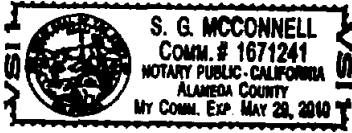
This instrument was acknowledged before me on the 25 day of J, 2006, by **TAYLOR O.P. RICHERSON.**

\_\_\_\_\_  
NOTARY PUBLIC

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

STATE OF CALIFORNIA )  
 : SS.  
COUNTY OF ALAMEDA )

This instrument was acknowledged before me on the 24 day of JULY, 2006,  
2006, by **RUSS T. RICHERSON.**



S. G. McConnell  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ )  
 : SS.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_,  
2006, by **KRISTINA JAIME.**

\_\_\_\_\_  
NOTARY PUBLIC

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

STATE OF \_\_\_\_\_ )  
 : ss.  
COUNTY OF \_\_\_\_\_ )

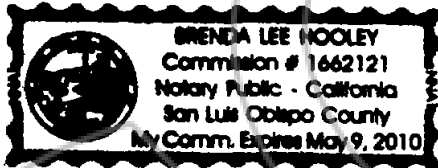
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by **RUSS T. RICHERSON.**

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF Calif. )  
 : ss.  
COUNTY OF San Luis ) Obispo

This instrument was acknowledged before me on the 25 day of July, 2006, by **KRISTINA JAIME.**

Brenda Lee Hooley  
NOTARY PUBLIC



GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.  
ATTORNEYS AT LAW  
530 IDAHO STREET - P.O. BOX 1358  
ELKO, NEVADA 89801  
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Page 3 of 3

BOOK 440 PAGE 173

**205682**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
a) 005-050-35  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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  
g) \_\_\_\_\_ Agricultural                      h) \_\_\_\_\_ Mobile Home  
i) Other: \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

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

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 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: Taylor Richardson Capacity: REALTOR

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: TAYLOR RICHARDSON  
Address: 625 West Crystal Drive  
City/State/Zip: Eagle Point, OR 97524

**BUYER (GRANTEE) INFORMATION**  
(required)

Print Name: USA Land Sales.com, LLC.  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

**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  
City/State/Zip: Elko, Nevada 89801

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):  
 a) 005-050-35  
 b) \_\_\_\_\_  
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Signature: Russ T. Richerson Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(required)  
 Print Name: Russ T. Richerson  
 Address: 2749 B Marwood Dr  
 City/State/Zip: Livermore CA 94550

(required)  
 Print Name: USA Land Sales.com, LLC.  
 Address: 721 Front Street #240  
 City/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  
 City/State/Zip: Elko, Nevada 89801



# STATE OF NEVADA DECLARATION OF VALUE

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Document/Instrument No.: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
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\$ \_\_\_\_\_

Transfer Tax Value

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Real Property Transfer Tax Due:

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Signature: Kristina Jaime Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(required)

Print Name: KRISTINA Jaime  
 Address: 921 Casada Lane  
 City/State/Zip: Nipomo CA 93444

**BUYER (GRANTEE) INFORMATION**

(required)

Print Name: USA Land Sales.com, LLC.  
 Address: 721 Front Street #240  
 City/State/Zip: Celebration FL 34747

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Signature: \_\_\_\_\_ Capacity: ASSISTANT VP  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(required)

Print Name: TAYLOR RICHARDSON  
Address: 625 West Crystal Drive  
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