

APN: 005-050-35

Recording Requested By
and Return to:

RPIT'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. RICHESON, RUSS T. RICHESON 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

Page 1 of 3

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. RICHESON

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. RICHESON**.



Janet L. Duthaler
NOTARY PUBLIC

GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
ATTORNEYS AT LAW
530 IDAHO STREET - P.O. BOX 1358
ELKO, NEVADA 89601
(775) 738-6091

Page 2 of 3

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. RICHERRSON

Russ T. Richerson

RUSS T. RICHERRSON

KRISTINA JAIME

STATE OF _____)
 : ss.
COUNTY OF _____)

This instrument was acknowledged before me on the _____ day of _____, 2006, by **TAYLOR O.P. RICHERRSON**.

NOTARY PUBLIC

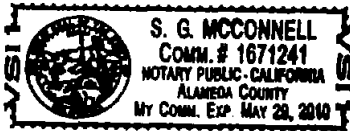
GOICOECHEA, DIGRAZIA, COYLE & STANTON, LTD.
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(775) 738-8091

Page 2 of 3

BOOK 440 PAGE 170

STATE OF CALIFORNIA)
 : SS.
COUNTY OF ALAMEDA)

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



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
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Page 3 of 3

STATE OF _____)
 : ss.
COUNTY OF _____)

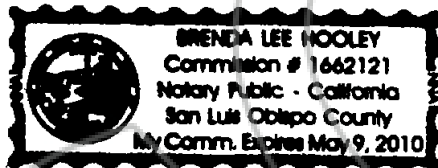
This instrument was acknowledged before me on the _____ day of _____, 2006, by **RUSS T. RICHEISON**.

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



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ATTORNEYS AT LAW
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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: _____

FOR RECORDERS OPTIONAL USE ONLY

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

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

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Signature: Russ T. Richerson Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(required)

Print Name: Russ T. Richerson
Address: 2749 Blarwood Dr
City/State/Zip: Livermore CA 94550

BUYER (GRANTEE) INFORMATION

(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

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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

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

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Signature: _____ Capacity: ASSISTANT VP

Signature: _____ Capacity: _____

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