

A.P. # 002-038-21
File #000447-NV006-06

When recorded mail to:
AZ Land Research, LLC
10000 N. 31st Ave. Suite C-302
Phoenix, AZ 85051

Send property tax statements to:
AZ Land Research, LLC

BOOK 440 PAGE 249-250
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Orbit Investments
2006 AUG 15 PM 2:49

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. **205718**
FEES 15.00

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leonard H. Dix and Ann M. Dix, as Joint tenants with rights of survivorship

Do(es) hereby GRANT to

AZ Land Research, LLC

the real property situate in the County of Eureka, State of Nevada, described as follows:

See exhibit "A" Attached

Subject to:

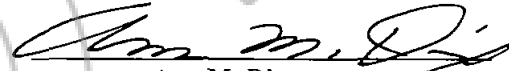
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 7-12-06

Date: 7-12-06


Leonard H. Dix


Ann M. Dix

State of California

County of Kern

On July 12, 2006 before me, Hsiu-Tai Lin, Notary Public
(NAME/ NOTARY PUBLIC)

personally appeared Leonard H. Dix and Ann M. Dix personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.


Signature (NOTARY PUBLIC)

(SEAL)

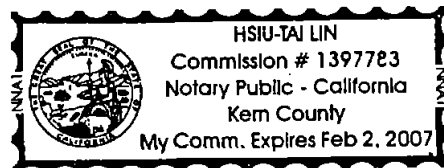


EXHIBIT "A"

Legal Description:

Block 22, Lot 9, Crecent Valley Ranch and Farms, Unit 1

A.P.N.: 002-038-21

COPY

205718

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 002-038-21
b) _____
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 _____

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: 205718
BOOK 440 PAGE 249-250
DATE OF RECORDING: 8-15-06
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

Real Property Transfer Tax Due: _____

\$ 3519.87

(_____)

\$ 3519.87

\$ 15.60

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 parties agree that 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 _____

Capacity _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Leonard + Ann Dix
Address: 4372 Coronado St. West
City: Bakersfield
State: CA Zip: 93314

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: AZ Land Research LLC
Address: 10000 N. 31st Ave C302
City: Phoenix
State: AZ Zip: 85051

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____

Escrow # _____

Address: _____

City: _____

State: _____

Zip: _____

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