

The undersigned hereby affirms that there is no Social Security number contained in this document.

THIS DOCUMENT PREPARED BY:  
**S B Grant & E B Franklin LLC**  
Suite 202#431  
29030 SW Town Center Loop East  
Wilsonville, OR 97070-5499

AND WHEN RECORDED MAIL  
THIS DEED AND MAIL TAX  
STATEMENTS TO:  
**Shahen and Jeannette Minassian**  
PO Box 71678  
Reno, NV 89570-1678

BOOK **442** PAGE **195-197**  
OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
**United Land Investments**  
**2006 SEP 13 PM 1:16**

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. **206152** FEES **16.00**

Assessor's Parcel No. = 005-470-41

Above this line reserved for Official Use Only

## GRANT DEED

DOCUMENTARY TRANSFER TAX \$ **85.80**

- ☒ Computed on full value of property conveyed, or  
☐ Computed on full value less liens and encumbrances remaining at time of sale.

### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, S B Grant & E B Franklin LLC, a Limited Liability Company organized under the laws of the state of Oregon, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, and convey unto Shahen Minassian and Jeannette L. Minassian, husband and wife as joint tenants with the rights of survivorship, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Eureka, State of Nevada, to-wit:

SEE DESCRIPTION ATTACHED "EXHIBIT A"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

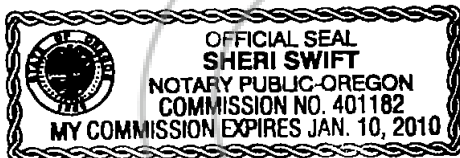
WITNESS Grantor(s) hand(s) this the 6<sup>th</sup> day of September, 2006.

Trent More  
Grantor

S B Grant & E B Franklin LLC

STATE OF Oregon  
COUNTY OF Yamhill

This instrument was acknowledged before me on September 6, 2006  
(date) by Trent More, as Agent, S B Grant & E B Franklin LLC



Sheri Swift  
Notary Public

Printed Name: Sheri Swift

(Seal)

My Commission Expires: Jan. 10, 2010

**GRANTOR'S NAME, ADDRESS:**

S B Grant & E B Franklin LLC  
Suite 202#431  
29030 SW Town Center Loop East  
Wilsonville, OR 97070-5499

**GRANTEE'S NAME, ADDRESS:**

Shahen and Jeannette Minassian  
PO Box 71678  
Reno, NV 89570-1678

**RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE**

# Exhibit A

**Assessor's Parcel Number: 005-470-41**

Township 29 North, Range 48 East, MDB&M, Section 33: NE  $\frac{1}{4}$ , NE  $\frac{1}{4}$

Subject to the restrictions and easements of record, including those set forth in that certain deed recorded at Book 163, Page 390 of the Official Records of Eureka County, Nevada.

**206152**

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 005-470-41  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

### FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: 206152  
Book: 442 Page: 195-197  
Date of Recording: September 13, 2006  
Notes: \_\_\_\_\_

## 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:

Deed in Lieu of Foreclosure Only (value of property) \$ 22,000  
Transfer Tax Value: \$ 22,000  
Real Property Transfer Tax Due: \$ 85.80

## 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 [Signature] Capacity as agent for seller  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: S B Grant & E B Franklin LLC  
Address: Suite 202 #431, 29030 SW Town Center Loop East  
City: Wilsonville  
State: OR Zip: 97070

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Shahen & Jeannette Minassian  
Address: P.O. Box 71678  
City: Reno  
State: NV Zip: 89570

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: S B Grant & E B Franklin LLC Escrow # \_\_\_\_\_  
Address: Suite 202 #431, 29030 SW Town Center Loop East  
City: Wilsonville State: OR Zip: 97070

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)