

When Recorded Mail To:

John Sayegh  
4510 E. Karen Dr.  
Phoenix, AZ 85032

Assessor's Parcel No.: 003-301-22  
File No.: 017-006

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OFFICIAL RECORDS  
RECORDED AT THE REQUEST OF  
Orbit Investments  
2006 OCT -2 PM 4:15

EUREKA COUNTY, NEVADA  
M.N. REBALEATI, RECORDER  
FILE NO. 206293 FEES 15.00

THIS SPACE FOR RECORDER'S USE ONLY

## GRANT, BARGAIN, AND SALE DEED

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

**AZ Land Research, LLC**

Does hereby GRANT to

**John Sayegh**, a married man as his sole and separate property

the real property situate in the County of EUREKA, State of NEVADA, described as follows:  
SEE EXHIBIT "A" HERETO AND MADE A PART HEREOF

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.

DATED: September 19, 2006

Bill Dancer DB

AZ Land Research, LLC

By: Bill Dancer, Designated Broker of Orbit Investments, LLC  
As Manager of AZ Land Research, LLC

STATE OF ARIZONA  
COUNTY OF MARICOPA

On September 19, 2006 before me Dustin Ramcke, notary public, personally appeared Bill Dancer 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.

Dustin Ramcke  
Notary Public Signature  
My commission expires: 04/30/2010



**DUSTIN RAMCKE**  
Notary Public - Arizona  
Maricopa County  
Expires 04/30/10

## EXHIBIT "A"

### Legal Description

Lot 12, El Cortez Rancho, Unit No. 1, according to the official plat thereof filed in the office of the County Recorder of Eureka County, Nevada

APN: 003-301-22

Auction ID: 017-006

**206293**

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STATE OF NEVADA  
DECLARATION OF VALUE

006

1. Assessors Parcel Number(s)

- a) 003-301-22  
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 #: 206293

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DATE OF RECORDING: 10-2-06

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:

\$ 1490.00  
( \_\_\_\_\_  
\$ 1490.00  
\$ 5.85

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 Buyer  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: ORBIT INVESTMENTS, LLC  
Address: 10000 N. 31ST AVE.  
City: SUITE C-302  
State: PHOENIX, AZ Zip: 85051

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: John F Sayegh  
Address: 4510 E KAHN DR.  
City: PHOENIX, AZ  
State: AZ Zip: 85032

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)