

DOC # 0207304

12/13/2006 2:53 PM

Official Record
Recording requested By
STEWART TITLE CO

Eureka County - NV
Mike Rebaleati - Recorder

Fee \$17.00 Page 1 of 4
RPTT: \$1,170.00 Recorded By: LLH
Book- 0449 Page- 0045

GRANT, BARGAIN, SALE DEED
Assessor's Parcel Nos. 001-071-13 and 001-071-14

When Recorded Mail to, and
Mail Tax Statements To:

The Holder Group Eureka, Inc.
1040 Victorian Avenue, Third Floor
Sparks, Nevada 89431



06212146

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Wayne D. Robinson and Mary Beth Robinson, husband and wife, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to The Holder Group Eureka, Inc. all that real property situate in the County of Eureka, State of Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT ONLY TO items 1-4 and 7 as set forth on that certain preliminary report prepared by Stewart Title of Northeastern Nevada, order no. 06212146, dated as of August 1, 2006.

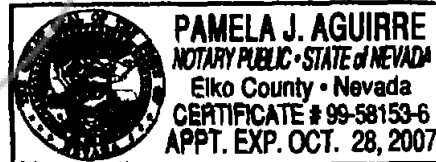
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of December, 2006.

Wayne Robinson
Wayne Robinson

Mary Beth Robinson
Mary Beth Robinson

STATE OF NEVADA)
COUNTY OF Elko) ss:



ON THIS 11th day of December, 2006, personally appeared before me, a Notary Public, in and for said County and State, Wayne Robinson known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Pamela J. Aguirre
NOTARY PUBLIC

EXHIBIT A

LOT 2, BLOCK 21: (Adjusted description for Lot 2)

A parcel of land located within Section 13, T.19N., R.53E., M.D.B.& M. Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448, Corner No. 1, the true point of beginning of this description;

Thence N. 17°50' W. along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No. 2,

Thence S. 72°09'55" W. along the adjusted boundary line between Lots 2 and 3 of Block 21 of Eureka Townsite for a distance of 111.21 feet to Corner No.3, a point on the northeasterly right-of-way line of Main Street;

Thence S. 17°44' E. along the northeasterly right-of-way line of Main Street for a distance of 16.00 feet to Corner No.4, a point described as being the most westerly corner of Lot 1, Block 21, Eureka Townsite;

Thence N. 72°09'56" E. along the original boundary line between Lots 1 and 2 as shown on said Eureka Townsite map for a distance of 111.24 feet to Corner No.1, the true point of beginning of this description, containing, 1780 square feet, more or less.

LOT 3, BLOCK 21: (Adjusted description for Lot 3)

A parcel of land located within Section 13, T.19N., R.53E., M.D.B.& M., Town of Eureka, Eureka County, Nevada, being further described as follows:

Commencing at the most northerly corner of Lot 1 of Block 21 as shown on the map of Eureka Townsite filed in the Office of the Eureka County Recorder under File No. 127448;

Thence N. 17°50' W. along the southwesterly right-of-way line of Buel Street for a distance of 16.00 feet to Corner No.1, the true point of beginning of this description;

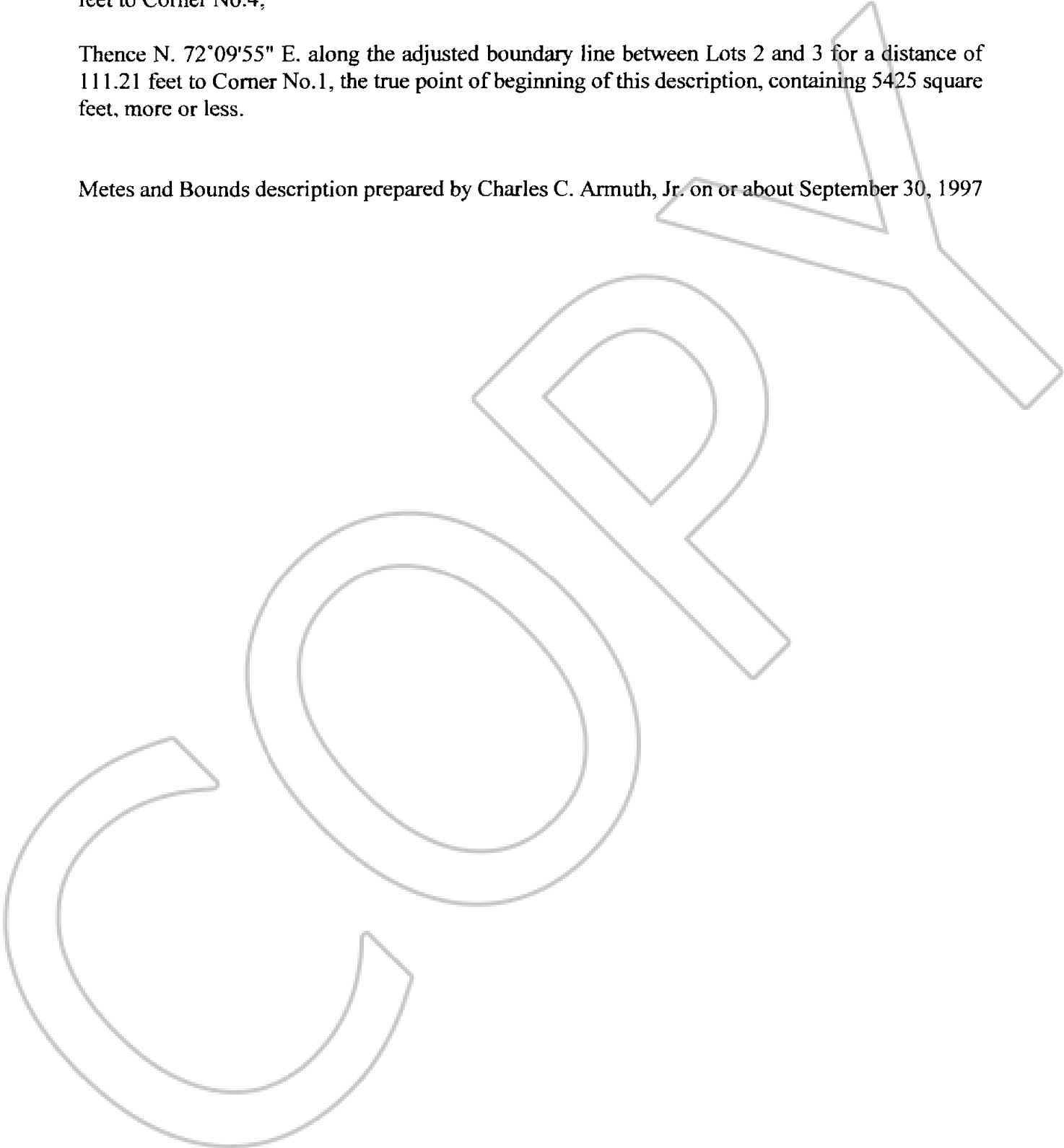
Thence continuing N. 17°50' W. along the southwesterly right-of-way line of Buel Street for a distance of 48.80 feet to Corner No. 2, a point which is described as being the most easterly corner of Lot 4, Block 21 of Eureka Townsite;

Thence S. 72°10' W. along the boundary line between Lots 3 and 4 of Block 21 of Eureka Townsite for a distance of 111.12 feet to Corner No.3, a point on the northeasterly right-of-way line of Main Street;

Thence S. 17°44' E. along the northeasterly right-of-way line of Main Street for a distance of 48.80 feet to Corner No.4;

Thence N. 72°09'55" E. along the adjusted boundary line between Lots 2 and 3 for a distance of 111.21 feet to Corner No.1, the true point of beginning of this description, containing 5425 square feet, more or less.

Metes and Bounds description prepared by Charles C. Armuth, Jr. on or about September 30, 1997



STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-207304

12/13/2006 2:53 PM

Official Record

- 1. Assessor Parcel Number(s):
 - a) 001-071-13
 - b) 001-071-14
 - c) _____
 - d) _____

Recording requested By
STEWART TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

- 2. Type of Property:
 - a) _____ Vacant Land
 - b) _____ Single Family Res.
 - c) _____ Condo/Townhouse
 - d) _____ 2-4 Plex
 - e) _____ Apartment Bldg.
 - f) XX Comm'l/Ind'l
 - g) _____ Agricultural
 - h) _____ Mobile Home
 - i) Other: _____

Page 1 of 2 Fee: \$17.00
Recorded By LLH RPTT: \$1,170.00
Book- 0449 Page- 0045

3. Total Value/Sales Price of Property \$ 300,000.00

Deed in Lieu of Foreclosure Only (Value of Property) \$ _____

Transfer Tax Value \$ 300,000.00

Real Property Transfer Tax Due: \$ 1170.00

- 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: Wayne D. Robinson Capacity: _____

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Wayne D. Robinson
Address: P.O. Box 287
City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Holder Real Estate Developme
Address: 1040 Victorian Ave., 3rd Floor
City/State/Zip: Sparks, NV 89431

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06212146
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s):
 a) 001-071-13
 b) 001-071-14
 c) _____
 d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument No.:	<u>207304</u>
Book:	<u>449</u> Page: <u>45-48</u>
Date of Recording:	<u>December 13, 2006</u>
Notes:	_____

2. Type of Property:
 a) _____ Vacant Land b) _____ Single Family Res.
 c) _____ Condo/Townhouse d) _____ 2-4 Plex
 e) _____ Apartment Bldg. f) XX Comm'l/Ind'l
 g) _____ Agricultural h) _____ Mobile Home
 i) Other: _____

3. Total Value/Sales Price of Property \$ 300,000.00
 Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
 Transfer Tax Value \$ 300,000.00
 Real Property Transfer Tax Due: \$ 1170.00

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: [Signature] Capacity: _____
The Holder Group Eureka, Inc
 Signature: _____ Capacity: President

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Wayne D. Robinson
 Address: P.O. Box 287
 City/State/Zip: Eureka, NV 89316

BUYER (GRANTEE) INFORMATION
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Print Name: The Holder Group Eureka, Inc
 Address: Holder Real Estate Developme, Inc
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