

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:

Landree Wauford

10307 Del Rey SW

Albuquerque, NM 87121

**DOC # 0207349**

12/26/2006

10 22

**Official Record**

Recording requested By  
UNITED LAND INVESTMENTS

**Eureka County - NV**

**Mike Rebaleati - Recorder**

Fee: **\$16.00**

Page 1 of 3

RPTT: \$13.65

Recorded By: LLH

Book- 0449 Page- 0167



0207349

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Assessor's Parcel No. = 005-470-19

## GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 13.65

- ☒ 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 Landree Wauford, a single man, 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 19<sup>th</sup> day of December, 2006.



Grantor  
S B Grant & E B Franklin LLC

STATE OF Oregon

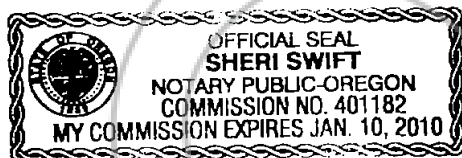
COUNTY OF Yamhill

This instrument was acknowledged before me on December 19, 2006  
(date) by Trent More, as Agent, S B Grant & E B Franklin LLC



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 Town Center Loop East  
Wilsonville, OR 97070-5499

**GRANTEE'S NAME, ADDRESS:**

Landree Wauford  
10307 Del Rey SW  
Albuquerque, NM 87121

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



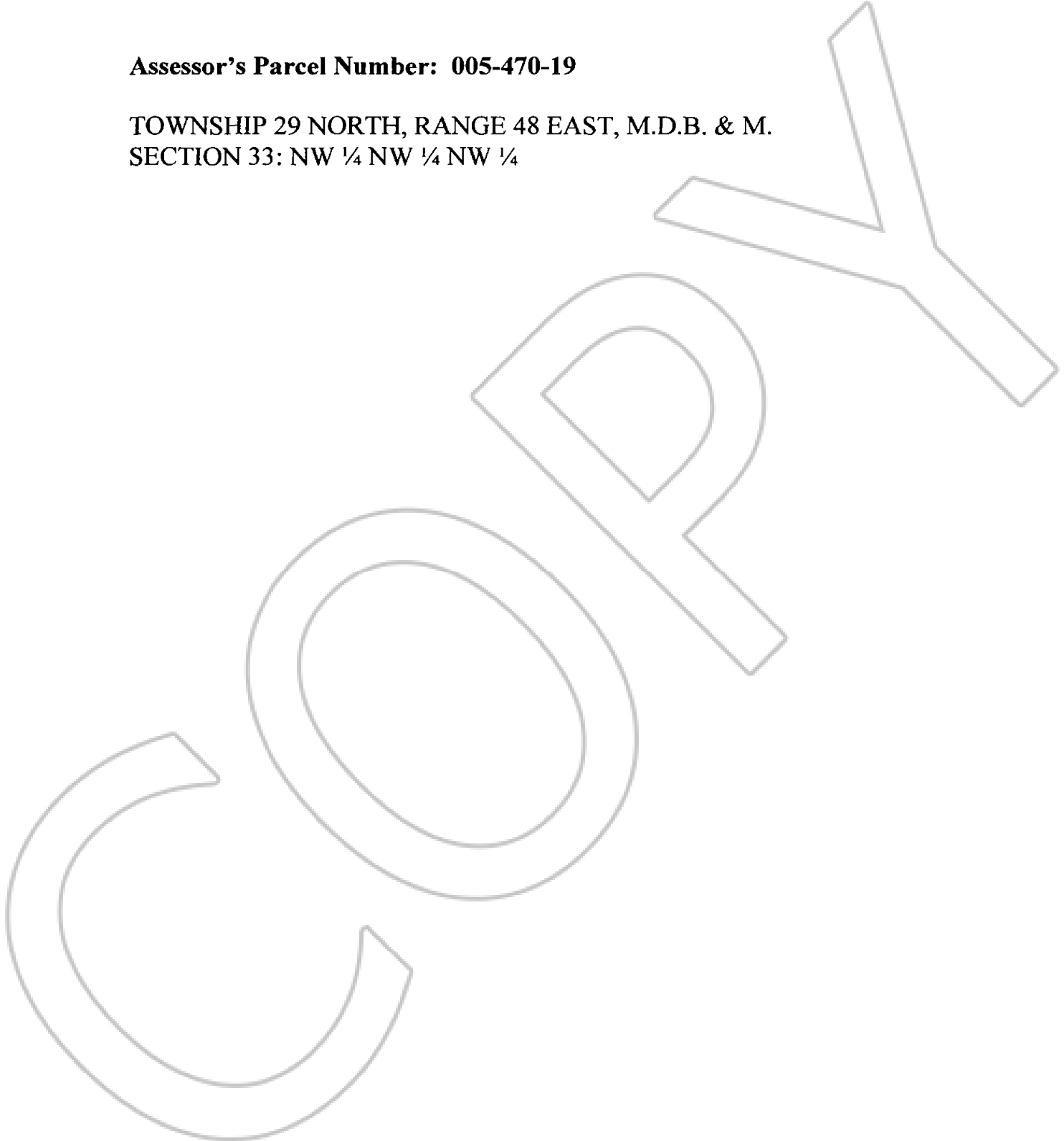
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# Exhibit A

**Assessor's Parcel Number: 005-470-19**

**TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B. & M.  
SECTION 33: NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  NW  $\frac{1}{4}$**



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STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-207349

12/26/2006 10:22

Official Record

1. Assessor Parcel Number (s)

a) 005-470-19  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

Recording requested By  
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$16.00  
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2. Type of Property:

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$ <u>3,500</u>
Transfer Tax Value:	\$ <u>3,500</u>
Real Property Transfer Tax Due:	\$ <u>13.65</u>

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  
Signature \_\_\_\_\_ Capacity seller

SELLER (GRANTOR) INFORMATION

(REQUIRED)

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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Landree Wauford  
Address: 10307 Del Rey SW  
City: Albuquerque  
State: NM Zip: 87121

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: SB Grant & EB 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)