

DOC # 0207355

12/27/2006

02:10 PM

Official Record

Recording requested By
ORBIT INVESTMENTS LLC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$5.85

Recorded By: FES

Book- 0449 Page- 0183

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

File No.: 000447-NV006-06

When Recorded Return To:
Mail Tax Statements To:
Robert C. Felton and Sharon L. Felton
353 E. Vodden St.
Rialto, CA 92376



GRANT, BARGAIN AND SALE DEED

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

AZ Land Research, LLC

do(es) hereby GRANT, BARGAIN and SELL to

Robert C. Felton and Sharon L. Felton, husband and wife as joint tenants with right of survivorship

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


SEE ATTACHED EXHIBIT "A"

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: December 4, 2006


AZ Land Research, LLC
By: Pierre E. Elie, Designated Broker/Manager of Orbit Investments, LLC
As Manager of AZ Land Research, LLC

STATE OF ARIZONA
COUNTY OF MARICOPA

On December 4, 2006 before me Dustin Ramcke, notary public, personally appeared Pierre E. Elie, 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.


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



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

(SEAL ABOVE)

EXHIBIT "A"

Legal Description

Lot 9, Block 22, Crecent Valley Ranch and Farms, Unit 1, Eureka County, Nevada.

APN: 002-038-21
File No.: 017-114

COPY



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STATE OF NEVADA
DECLARATION OF VALUE

114

1. Assessors Parcel Number(s)

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

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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)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 1500.00

(

\$ 1500.00

\$ 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: 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 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 Sharon Felton 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: Sharon Felton
Address: 353 E. Voodoo St.
City: Rialto
State: CA Zip: 92376

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)