

APN: 003-302-02 N  
Recording Requested by:  
Morgan BRUN  
34, avenue Bellevue  
03110 ESPINASSE VOZELLE  
FRANCE



0208169

## STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, Yanic BRUN, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to Morgan BRUN, an Unmarried man, hereinafter referred to as Grantee, legally described as:

**LEGAL DESCRIPTION:** El Cortez Ranch, Unit No 1, Lot No 44.

Situate in the County of EUREKA in the state of NEVADA  
The Grantee accepts the real Estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a Court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

### JURISDICTION AND AVENUE

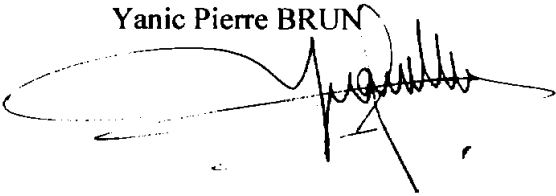
If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Las Vegas CLARK County in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to, court cost, attorney's fees, service fees, filing fees and all other costs associated with litigation.

### APPLICABLE LAW

This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the State of NEVADA.

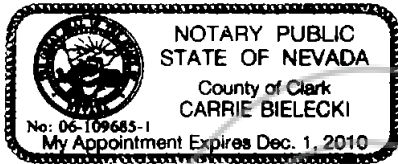
Witness my hand this 24<sup>th</sup> day of February ,2007

Yanic Pierre BRUN



NOTARY PUBLIC

*Carrie Bielecki*



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Page 164

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Page 2 of 2

STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-208169

02/27/2007 02:05 PM

Official Record

Recording requested By  
YANIC BRUN

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: FES RPTT: \$7.80  
Book- 0453 Page- 0163

1. Assessor Parcel Number(s)

- a) \_\_\_\_\_
- b) 003-302-02N
- 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
- 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

\$ 2,000.00

( \_\_\_\_\_ )

\$ \_\_\_\_\_

\$ 7.80

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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] Y. BRUN Capacity SELLER.

Signature [Signature] M. BRUN Capacity BUYER.

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

Print Name: YANIC BRUN

Address: 1317 MARDELGROVE CIRCLE

City: LAS VEGAS.

State: NV 89108

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: MORGAN BRUN.

Address: 34 AV BELLEVE.

City: ESPINASSE VOZELLE.

COUNTRY: FRANCE.

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_