

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:  
Jokuson Emmanuel A. Njoku  
2416 Winford Dr.  
Grand Prairie, TX 75052

**DOC # 0208177**

03/05/2007 03:44 PM

**Official Record**

Recording requested By  
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3  
RPTT: \$1.95 Recorded By: FES  
Book- 0453 Page- 0175



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Assessor's Parcel No. = 003-224-02

## GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 1.95

- 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 Jokuson Emmanuel A. Njoku, 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 1st day of March, 2007.

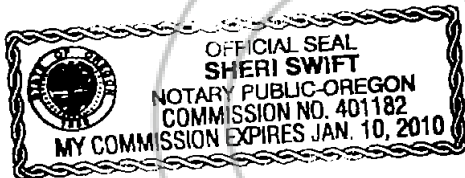
Trent More  
Grantor  
S B Grant & E B Franklin LLC

STATE OF Oregon  
COUNTY OF Yamhill

This instrument was acknowledged before me on March 1, 2007  
(date) by Trent More, as Agent, S B Grant & E B Franklin LLC

Sheri Swift  
Notary Public

Printed Name: Sheri Swift



(Seal)

My Commission Expires: January 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:**  
Jokuson Emmanuel A. Njoku  
2416 Winford Dr.  
Grand Prairie, TX 75052

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



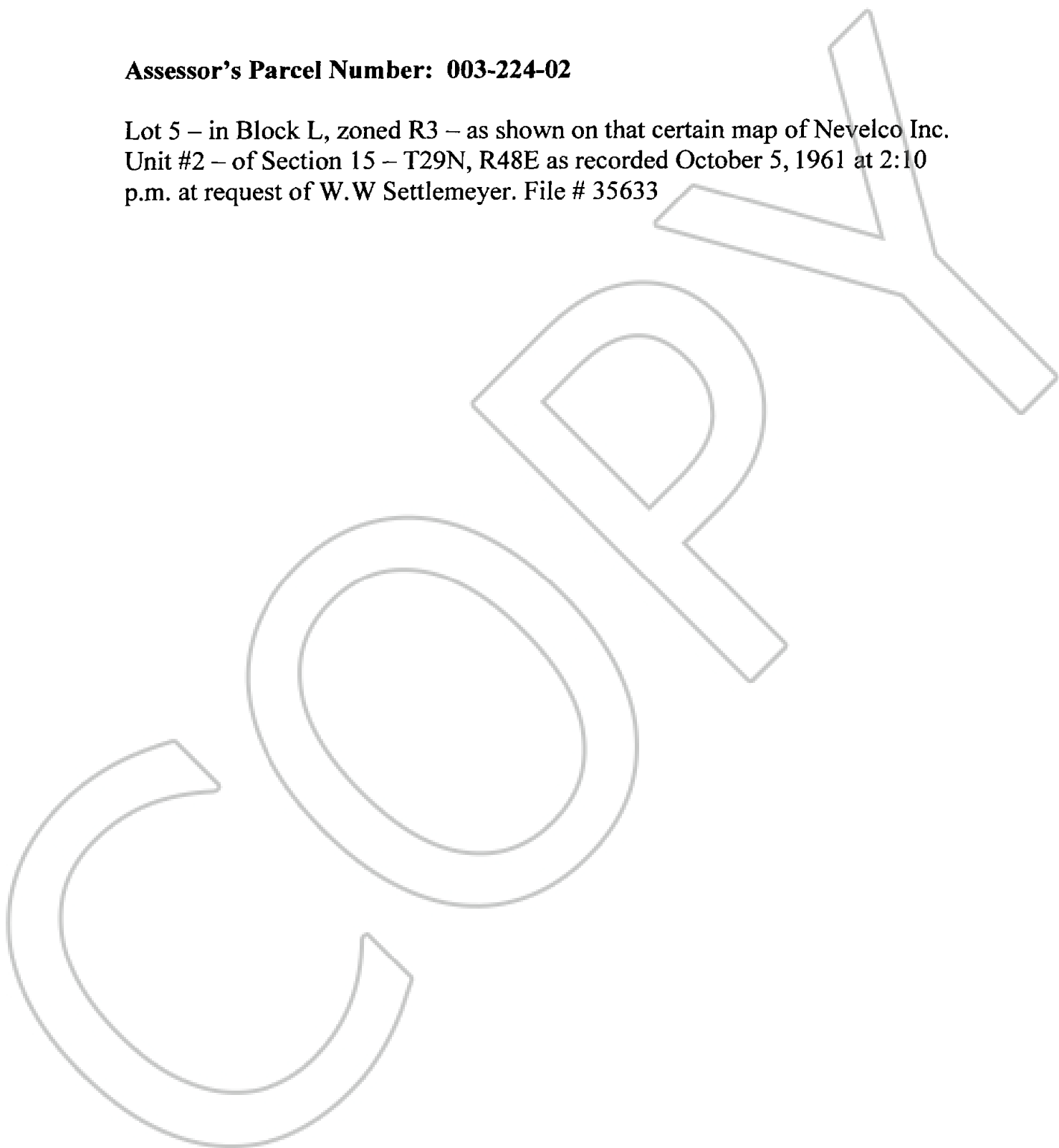
0208177

Book 453 03/05/2007  
Page 176 Page 2 of 3

# Exhibit A

**Assessor's Parcel Number: 003-224-02**

Lot 5 – in Block L, zoned R3 – as shown on that certain map of Nevelco Inc.  
Unit #2 – of Section 15 – T29N, R48E as recorded October 5, 1961 at 2:10  
p.m. at request of W.W Settlemeier. File # 35633



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-208177

03/05/2007 03:44 PM

Official Record

1. Assessor Parcel Number (s)

- a) 003-224-02
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

Recording requested By  
UNITED LAND INVESTMENTS

Eureka County - NV

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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) \$ 160.00  
Transfer Tax Value: \$ 160.00  
Real Property Transfer Tax Due: \$ 1.95

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

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) 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

(REQUIRED)  
Print Name: Jokusan Emmanuel A. Njoku  
Address: 2416 Winford Dr.  
City: Grand Prairie  
State: TX Zip: 75052

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)  
Print Name: SB Grant + EB Franklin 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)