

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:
Cesar A. and Leticia C. Garcia
1171 N. Christy Ln.
Las Vegas, NV 89110

DOC # 0208898

04/16/2007 2:47 PM

Official Record

Recording requested By
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$23.40 Recorded By LLH
Book- 0455 Page- 0395



Above this line reserved for Official Use Only

Assessor's Parcel No. = 005-210-08

GRANT DEED

<p>DOCUMENTARY TRANSFER TAX \$ <u>23.40</u></p> <p><input checked="" type="checkbox"/> Computed on full value of property conveyed, or</p> <p><input type="checkbox"/> Computed on full value less liens and encumbrances remaining at time of sale.</p> <p><i>[Signature]</i></p>
--

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 Cesar A. and Leticia C. Garcia, husband and wife, 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 11th day of April, 2007.

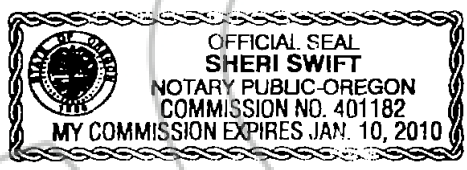
[Signature]
Grantor
S B Grant & E B Franklin LLC

STATE OF Oregon
COUNTY OF Yamhill

This instrument was acknowledged before me on April 11, 2007
(date) by Trent More, as Agent, S B Grant & E B Franklin LLC

[Signature]
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

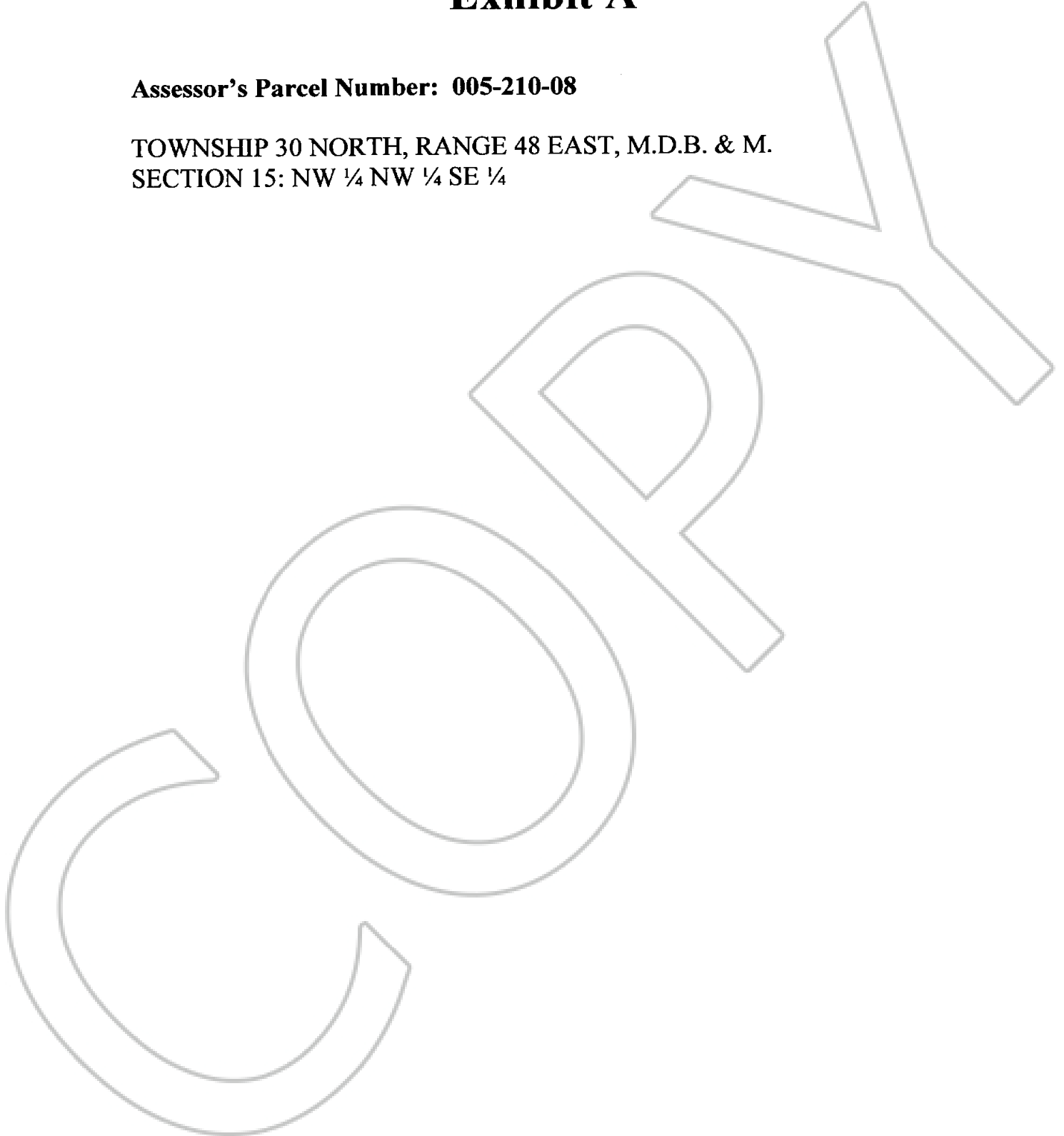
GRANTEE'S NAME, ADDRESS:
Cesar A. and Leticia C. Garcia
1171 N. Christy Lane
Las Vegas, NV 89110

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 005-210-08

**TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B. & M.
SECTION 15: NW ¼ NW ¼ SE ¼**



**STATE OF NEVADA
DECLARATION OF VALUE**

DOC # DV-208898

04/16/2007 2:47 PM

Official Record

1. Assessor Parcel Number (s)

- a) 005-210-08
- b) _____
- c) _____
- d) _____

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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:

	\$	<u>6,000.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value:	\$	<u>6,000.00</u>
Real Property Transfer Tax Due:	\$	<u>23.40</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 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
City: Wilsonville Loop East
State: OR Zip: 97070

(REQUIRED)
Print Name: Cesar A. + Letitia C. Garcia
Address: 1171 N Christy LN
City: Las Vegas
State: NV Zip: 89110

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 LP East
City: Wilsonville State: OR Zip: 97070