

DOC # 0209912

06/08/2007

11:11 AM

Official Record

Recording requested By
STEWART TITLE OF NORTHEASTERN NV

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$14.00

Page 1 of 1

RPTT: \$7.80

Recorded By: FES

Book- 0458 Page- 0380

After recording please return to Grantee:

Richard Decosta
806 Buchanan Blvd., #115
PMB 176
Boulder City, NV 89005

Mail tax statements to address above.



0209912

Special Warranty Deed

For and in consideration paid, the undersigned, US Land Corporation, a corporation formed under the laws of the State of Arizona, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to Richard Decosta, an individual, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Parcel Number: 03-301-08 Lot 19 of the El Cortez Rancho, 1.92 acres

Situated in the County of Eureka in the state of Nevada.

SUBJECT TO: All taxes and assessments due as of transfer date and in the future.

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

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's has had an opportunity for due diligence and is purchasing the property based on Grantee's judgment and inquiry.

Witness my hand this 5 day of June, 2007.

PREPARED BY:

US Land Corporation
5215 N. Sabino Canyon Rd.
Tucson, AZ 85750

By

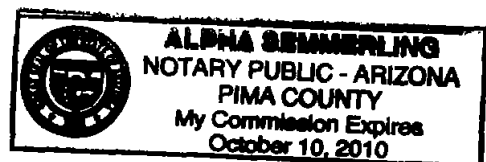
(Authorized Signature)

State of Arizona }
County of Pima } ss.

The foregoing instrument was acknowledged before me on this 5 day of June, 2007 by Christopher Dougherty, President of US Land Corporation, an Arizona corporation, on behalf of said company.

My Commission Expires: OCT. 10, 2010

Notary Public



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 03-301-08
b) _____
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 _____

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\$ 1750⁰⁰
\$ 1750⁰⁰
\$ 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 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 _____

Capacity President US Land Corp

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Christopher Dougherty for US Land Corp
Address: 5215 N. Sabine Canyon
City: Tucson
State: AZ Zip: 85750

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: _____
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: _____
Address: _____
City: _____

Escrow #: _____
State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED