

Official RecordRecording requested By
FIRST AMERICAN TITLE CO

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$13.65

Recorded By: FES

Book- 0465 Page- 0274

A.P.N.: 00501003
File No: 294-4920195 (dag)
R.P.T.T.: ~~\$0.00~~ C 13.65



When Recorded Mail To: Mail Tax Statements To:
Asset Holding, LLC
8390 East Via De Ventura F110-254
Scottsdale, AZ 85258

GRANT, BARGAIN and SALE DEED

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

Jess Ace Sellers, III and Pamela Sellers Allen and Gloria Jean Sellers and Karen Frances Sellers, as tenants in common, as their interest may appear

do(es) hereby *GRANT, BARGAIN and SELL* to

Asset Holding, LLC, an Arizona Limited Liability Company

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

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION FIVE (5), TOWNSHIP 31 NORTH, RANGE 48 EAST, MDB&M., EUREKA COUNTY, NEVADA.

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: 08/09/2007

Jess Ace Sellers III
Jess Ace Sellers III

Pamela Sellers Allen
Pamela Sellers Allen

Gloria Jean Sellers
Gloria Jean Sellers

Karen Frances Sellers
Karen Frances Sellers

STATE OF NV)

County of San Bernardino) ss.

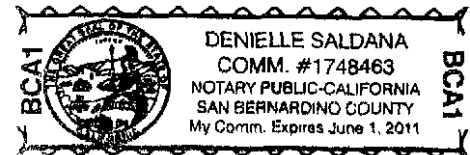
On August 18, 2007, before me, the undersigned Notary Public, personally appeared Jess Ace Sellers III, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that 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.

My Commission Expires: June 1, 2011

[Signature]
Notary Public

STATE OF California)
County of Contra Costa) ss.



On 8/20/07, before me, the undersigned Notary Public, personally appeared Pamela Sellers Allen, 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 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.

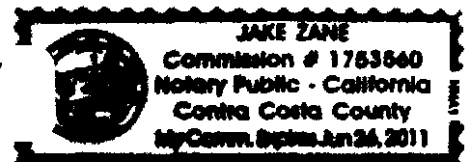
My Commission Expires: Jun 26, 2011

[Signature]
Notary Public



0210889

Book: 465 10/24/2007
Page: 275 Page: 2 of 3



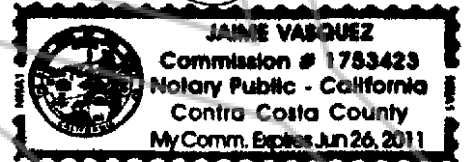
STATE OF California)
County of Contra Costa)ss.

On 8/21/2007, before me, the undersigned Notary Public, personally appeared Gloria Jean Sellers, Karen Frances Sellers, 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 ~~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.

My Commission Expires: 6-11-2011

Jaime Vasquez
Notary Public



STATE OF NV)
County of _____)ss.

On _____, before me, the undersigned Notary Public, personally appeared _____, 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 ~~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.

My Commission Expires:

Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 00501003
b) _____
c) _____
d) _____



DV-210889
10/24/2007

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 _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property:

\$3,016.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$3,016.00

Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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 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: [Signature]
Signature: _____

Capacity: BUYER
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jess Ace Sellers, III
Address: 3759 Hemlock Drive
City: San Bernardino
State: CA Zip: 92404

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Asset Holding, LLC
Address: 8390 East Via De Ventura
City: Scottsdale
State: AZ Zip: 85258

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

First American Title Insurance Agency
Print Name: of Mohave, Inc. File Number: 294-4920195 dag/CN
Address: 5635 Highway 95, Suite A
City: Fort Mohave State: AZ Zip: 86426

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 00501003
b) _____
c) _____
d) _____

DOC # DV-210889

10/24/2007

03:42 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE CO

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
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Eureka County - NV

Mike Rebaleati - Recorder

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3. Total Value/Sales Price of Property:

\$3,016.00

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$3,016.00

Real Property Transfer Tax Due

~~\$0.00~~ 1365

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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 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: Jess Ace Sellers III

Capacity: SELLER

Signature: _____

Capacity: _____

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

Print Name: Jess Ace Sellers, III

Address: 3759 Hemlock Drive

City: San Bernardino

State: CA Zip: 92404

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

Print Name: Asset Holding, LLC

Address: 8390 East Via De Ventura

City: Scottsdale

State: AZ Zip: 85258

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

First American Title Insurance Agency

Print Name: of Mohave, Inc.

File Number: 294-4920195 dag/DG

Address: 5635 Highway 95, Suite A

City: Fort Mohave

State: AZ Zip: 86426

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)