

Official Record

Recording requested By
REAL ESTATE BARGAINS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$14.00

Page 1 of 1

RPTT: \$17.55

Recorded By: FES

Book- 0468 Page- 0148



0211471

WHEN RECORDED MAIL TO:
Real Estate Bargains
2464 El Camino Real #232
Santa Clara, CA 95051

WARRANTY DEED

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

Jatinder Chera, a single man, do(es) hereby GRANT, BARGAIN, and SELL to

PEACOCK DEVELOPMENT GROUP, a Michigan company

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

THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M, AS PER GOVERNMENT SURVEY RESERVING THEREFROM AN EASEMENT OF 30 FEET ALONG ALL BOUNDRIES FOR INGRESS AND EGRESS, WITH POWER TO DEDICATE.

PARCEL NO. 005-230-11

Subject to: Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

IN WITNESS WHEREOFF, the GRANTOR executed this conveyance the 21 day of Dec, 2007

Jatinder Chera
Jatinder Chera

ACKNOWLEDGEMENT

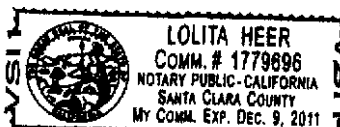
STATE OF California

COUNTY OF Santa Clara

} SS:

On December 21, 2007 before me, the undersigned Notary Public, personally appeared JATINDER CHERA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual (s), or the person upon behalf of which the individual (s) acted, executed the instrument. WITNESS my hand and official seal

Signature Lolita Heer



My Commission Expires: 12/09/2011

Initial: JC

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-211471

12/27/2007

01:22 PM

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1. Assessor Parcel Number (s)

a) 005-230-11
b)
c)
d)

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:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 4,399.00

\$

\$

\$ 17.55

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

Capacity SELLER

Signature

Capacity BUYER

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: JATINDER CHERA
Address: 2464 EL CAMINO REAL #232
City: SANTA CLARA
State: CA Zip: 95051

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: PEACOCK DEVELOPMENT GROUP
Address: 22400 LUCERNE DR
City: SOUTHFIELD
State: MI Zip: 48075

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name:

Escrow #

Address:

City:

State:

Zip:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)