

DOC # 0211854

05/15/2008

04:16 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$23.40

Recorded By: FS

Book- 0472 Page- 0377

A.P.N.: 00530001 and 00530005 and 00540026
File No: 294-5011854 (dag)
R.P.T.T.: \$23.01 C



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,

Barbara J. Rowland, as Trustee of the Barbara J. Rowland Family Trust

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:

PARCEL 1:

THE SOUTHWEST QUARTER OF LOT 4, SECTION 7, TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

PARCEL 2:

THE NORTHWEST QUARTER OF LOT 1, SECTION 7, TOWNSHIP 30 NORTH, RANGE 49 EAST, M.D.B.&M.

PARCEL 3:

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

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.

DATED 04/07/2008

Barbara J. Rowland, as Trustee of the
Barbara J. Rowland Family Trust

Barbara J. Rowland, Trustee
Barbara J. Rowland, Trustee

STATE OF California)
) ss.
COUNTY OF Orange)

This instrument was acknowledged before me on April 26, 2008 by
Barbara J. Rowland, as Trustee of the Barbara J. Rowland Family Trust.

Notary Public
Notary Public
(My commission expires: 11-18-2009
)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 07, 2008** under Escrow No. **294-5011854**.

(See attached)

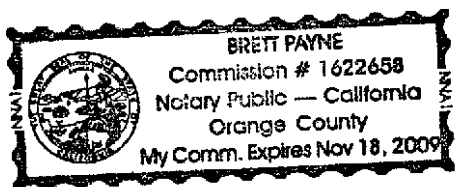
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 4-26-08 before me, Brett Payne Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Barbar J Rowland
Name(s) of Signer(s)



who 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 by 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Estimated Settlement Statement / Grant, Bargain, Sale

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here





**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 00530001
b) 00530005
c) 00540026
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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

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

3. Total Value/Sales Price of Property:

\$5,971.25

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

Transfer Tax Value: \$5,971.25

Real Property Transfer Tax Due \$23.04 23.40

4. **If Exemption Claimed:**

Trust Presented

a. Transfer Tax Exemption, per 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: Barbara J. Rowland Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Barbara J. Rowland Family Trust

Address: 18811 Nettlewood Circle

City: Huntington Beach

State: CA Zip: 92646

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: 294-5011854 dag/MR

Address: 5635 Highway 95, Suite A

City: Fort Mohave

State: AZ Zip: 86426

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

Recording requested By
FIRST AMERICAN TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$16.00
Recorded By: FS RPTT: \$23.40
Book- 0472 Page- 0377STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 00530001
 b) 00530005
 c) 00540026
 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
 i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property:

\$5,971.25

Deed in Lieu of Foreclosure Only (value of property)

(\$ _____)

Transfer Tax Value:

\$5,971.25

Real Property Transfer Tax Due

\$23.01 23.40

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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: _____

Signature: _____

Capacity: BUYER

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Barbara J. Rowland Family TrustPrint Name: Asset Holding, LLCAddress: 18811 Nettlewood CircleAddress: 8390 East Via De VenturaCity: Huntington BeachCity: ScottsdaleState: CA Zip: 92646State: 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: 294-5011854 dag/MRAddress: 5635 Highway 95, Suite ACity: Fort MohaveState: AZZip: 86426

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