

DOC # 0213363

06/29/2009

09:10 AM

Official Record

Recording requested By
STEWART TITLE OF NEVADA HOLDINGS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$46.00

Page 1 of 8

RPTT \$130.65

Recorded By: FES

Book- 0487 Page- 0379

A.P.N.: 005-170-06, 005-470-42

R.P.T.T.: \$130.65

Escrow #08-12-0457B-JJA

Mail tax bill to and

When recorded mail to:

Nellis Property, LLC

c/o Carico Rice Toomey LLP

841 Apollo Street, 4th Floor

El Segundo, CA 90245

ATTN: S.V. Stuart Johnson, Esq.



0213363

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH, That **Nato Fund, Inc.**, a Nevada corporation, **Ebrahim Kahrobai and Nilofar Kahrobai**, husband and wife as joint tenants, **Masoud Isaac Kahrobaie**, a married man as his sole and separate property and **Parvin Victory**, a widow, who acquired title as a married woman as her sole and separate property, for a valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Nellis Property, LLC**, a Nevada limited liability company, all that real property situated in the County of **Eureka**, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO
AND MADE A PART HEREOF AS EXHIBIT "A".**

SUBJECT TO:

1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Restrictions, conditions, reservations, rights, rights of way and easements now of record, if any, or any that actually exist on the property.

TOGETHER WITH all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, this instrument has been executed this 26 day of Feb, 2009.

Nato Fund, Inc., a Nevada corporation

By: Bruce Yasmei, President

Ebrahim Kahroba

Nilofar Kahroba

Masoud Isaac Kahrobaie

Parvin Victory



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Book: 487 06/29/2009
Page: 380 Page: 2 of 8

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 2/26/09

Date

before me,

Christine Homsi, a Notary Public,

Here Insert Name and Title of the Officer

personally appeared

Bruce Yasevich

Name(s) of Signer(s)



Christine Homsi
Commission #1816396
Expires: Oct. 6, 2012

Place Notary Seal Above

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

Christine Homsi

Signature of Notary Public

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:

Grant, Bargain, Sale Deed

Document Date:

Feb. 26, 2009

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Individual

☒ Corporate Officer — Title(s): President

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

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

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On 2/26/09

Date

before me,

Christine Homs a Notary Public

Here Insert Name and Title of the Officer

personally appeared

Ebrahim Kahrobai

Name(s) of Signer(s)



Christine Homs

Commission #1816396

Expires: Oct. 6, 2012

Place Notary Seal Above

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.

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Number of Pages:

9

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:

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

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here



State of California)
County of Los Angeles)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On 2-27-09 before me, Lisa Araque, Notary Public
(here insert name and title of the office)

personally appeared Nilofar Kahrobai

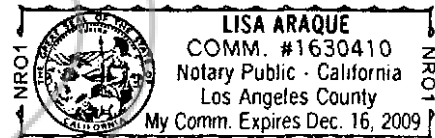
who proved to me on the basis of satisfactory evidence to be the person~~s~~ whose name~~s~~ is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~s~~ on the 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

Lisa Araque



Lisa Araque
COMM. #1630410
Expires: (Seal)
Dec. 16, 2009

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of Grant, Bargain,
Sale Deed

containing 2 pages, and dated 2-26-09

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in Fact

☐ Corporate Officer(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other

representing:

Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Los Angeles

On

2/26/09

before me,

Christine Homsi, a Notary Public

personally appeared

Masoud Psaac Kahrobaie

Name(s) of Signer(s)



Christine Homsi
Commission # 1816396
Expires: Oct 6, 2012

Place Notary Seal Above

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Signature of Notary Public

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9

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☐ Other:

Signer Is Representing:

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☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other:

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RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

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OF SIGNER

Top of thumb here



State of California

County of

Los Angeles

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

On

2-27-09

before me,

Lisa Araque, Notary Public,
(here insert name and title of the officer)

personally appeared

Parvin Victory

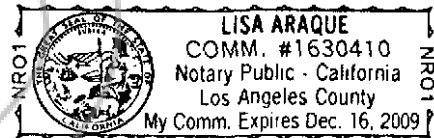
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Lisa Araque



Lisa Araque

COMM. #1630410

(Seal)

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☐ Trustee(s)

☐ Other:

representing:

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Page # Entry #

Notary contact:

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐



LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 1: Lots 3 and 4 (N1/2NW1/4);

TOWNSHIP 29 NORTH, RANGE 48 EAST, M.D.B.&M.

Section 33: SE1/4NE/14;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company, in deed recorded September 24, 1951, in Book 24, Page 168, Deed Records, Eureka County, Nevada.



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DOC # DV-213363

06/29/2009

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Official Record

See Collection Attached FES

Recording requested By
STEWART TITLE OF NEVADA HOLDINGS

State of Nevada

Declaration of Value

1. Assessor Parcel Number(s)

- a) 005-170-06
b) 005-470-42
c)
d)

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$46.00
Recorded By: FES RPTT: \$130.65

Book- 0487 Page- 0379

2. Type of Property:

- X a) Vacant Land
☐ b) Sgl. Fam. Residence
☐ c) Condo/Twnhse
☐ d) 2-4 Plex
☐ e) Apt. Bldg.
☐ f) Comm'l/Ind'l
☐ g) Agricultural
☐ h) Mobile Home
☐ i) Other

FOR RECORDER'S OPTIONAL USE
ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$33,300.00

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$0.00

Real Property Transfer Tax Due

\$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, 3
Section:

- b. Explain Reason for Exemption: To recognize true status as represented in court order/settlement
agreement which is being recorded concurrently herewith

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: GRANTOR/SELLER

Signature: _____ Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nato Fund, Inc., a Nevada
corporation

Print Name: Nellis Property, LLC, a Nevada
limited liability company

Address: c/o 841 Apollo St., 4th Floor

Address: c/o 841 Apollo St., 4th Floor

City/State/Zip: El Segundo, CA 90245

City/State/Zip: El Segundo, CA 90245

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

Print Name: Nevada Title Company

Esc. #: 08-12-0457B-JJA

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

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STEWART TITLE OF NEVADA HOLDINGS

State of Nevada

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Signature: Capacity: GRANTOR/SELLER

Signature: Capacity: GRANTEE/BUYER

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nato Fund, Inc., a Nevada
corporation

Print Name: Nellis Property, LLC, a Nevada
limited liability company

Address: c/o 163 N. Wetherly Drive

Address: c/o 163 N. Wetherly Drive

City/State/Zip: Beverly Hills, CA 90211

City/State/Zip: Beverly Hills, CA 90211

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

Print Name: Nevada Title Company

Esc. #: 08-12-0457B-JJA

Address: 2500 N Buffalo, Suite 150

City: Las Vegas

State: NV

Zip: 89128

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

FOR RECORDER'S OPTIONAL USE
ONLY

Document/Instrument #:

Book: Page:

Date of Recording:

Notes: