

**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: [Signature]  
Bruce Yasmeji, President

[Signature]  
Ebrahim Kahrobaei

[Signature]  
Nilofar Kahrobaei

[Signature]  
Masoud Isaac Kahrobaei

[Signature]  
Parvin Victory



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Page: 380 Page: 2 of 8

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles

On 2/26/09 before me, Christine Homsi, a Notary Public,

personally appeared Bruce Yasevich

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



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

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: 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: \_\_\_\_\_

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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

**RIGHT THUMBPRINT OF SIGNER**

Top of thumb here

Signer Is Representing: \_\_\_\_\_



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of Los Angeles }

On 2/26/09 before me, Christine Homsic, a Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Ebrahim Kabrobaei  
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 [Handwritten Signature]  
Signature of Notary Public



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

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**

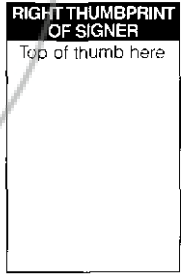
Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 2/26/09 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: \_\_\_\_\_



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) \_\_\_\_\_ (title(s))
- Guardian/Conservator
- Partner - Limited/General
- Trustees(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 Homs, a Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Masoud Psaac Kahrobaie  
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 Christine Homs  
Signature of Notary Public



Christine Homs  
Commission # 1816396  
Expires: Oct 6, 2012

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: Grant, Lease Bargain, Sale Deed

Document Date: 2/26/09 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: \_\_\_\_\_



State of California )  
County of Los Angeles )

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

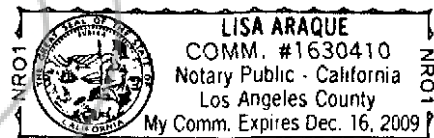
On 2-27-09 before me, Lisa Araque, Notary Public,  
(here insert name and title of the officer)

personally appeared Parvin Victory

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  
(Seal)  
Expires: Dec. 16, 2009

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- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

### Additional Information

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Proved to me on the basis of satisfactory evidence:  
—  form(s) of identification     credible witness(es)

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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.



0213363

Book: 487 06/29/2009  
Page: 386 Page 8 of 8



*See Collection Attached FES*

Recording requested by  
STEWART TITLE OF NEVADA HOLDINGS

State of Nevada  
Declaration of Value

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$46.00  
Recorded By: FES RPTT: \$130.65  
Book- 0487 Page- 0379

- 1. Assessor Parcel Number(s)
  - a) 005-170-06
  - b) 005-470-42
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
  - 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
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  
City/State/Zip: El Segundo, CA 90245

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

*See Previous for Signatures JES*

Recording requested by  
STEWART TITLE OF NEVADA HOLDINGS

State of Nevada  
Declaration of Value

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$46.00  
Recorded By FES RPTT: \$130.65  
Book- 0487 Page- 0379

- 1. Assessor Parcel Number(s)
  - a) 005-170-06
  - b) 005-470-42
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

- 2. Type of Property:
  - 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 \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
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: \$33,300.00
- Real Property Transfer Tax Due \$130.65

- 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 %  
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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  
Address: c/o 163 N. Wetherly Drive  
City/State/Zip: Beverly Hills, CA 90211

Print Name: Nellis Property, LLC, a Nevada limited liability company  
Address: c/o 163 N. Wetherly Drive  
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)