

DOC # 0216666

01/24/2011

01:29 PM

Official Record

Recording requested By
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$9.75

Recorded By: LLH

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0216666

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The undersigned hereby affirms that there is no
Social Security number contained in this document.

THIS DOCUMENT PREPARED BY:
S B Grant & E B Franklin LLC
AND WHEN RECORDED MAIL
THIS DEED AND MAIL TAX
STATEMENTS TO:
Violet E. Russell
104a Somers Street
Brooklyn, NY 11233

Assessor's Parcel No. = 003-234-01

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 9.75
☒ Computed on full value of property conveyed, or
☐ Computed on full value less liens and
encumbrances remaining at time of sale.

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, S B Grant & E B Franklin LLC, a Limited Liability Company organized under the laws of the state of Oregon, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, and convey unto Violet E. Russell, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Eureka, State of Nevada, to-wit:

SEE DESCRIPTION ATTACHED "EXHIBIT A"

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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.

GRANTORS do for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 30th day of November, 2010.

Trent More

Grantor

S B Grant & E B Franklin LLC

STATE OF Oregon

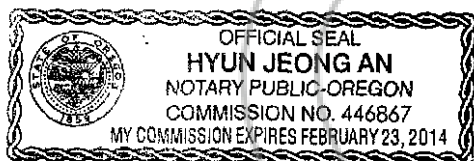
COUNTY OF Washington

This instrument was acknowledged before me on November 30th, 2010
(date) by Trent More, as agent, S B Grant & E B Franklin LLC

Hyun Jeong An

Notary Public

Printed Name: HYUN JEONG AN



(Seal)

My Commission Expires: February 23, 2014

GRANTOR'S NAME, ADDRESS:

S B Grant & E B Franklin LLC
901 N. Brutscher St. Suite D-237
Newberg, OR 97132

GRANTEE'S NAME, ADDRESS:

Violet E. Russell
104a Somers Street
Brooklyn, NY 11233

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 003-234-01

Lots 1, 2, 3, 4 and 5, Block T;

of, and as shown upon a subdivision map of, Section 15, Township 29 North, Range 48 East, Mount Diablo Base and Meridian, which map was prepared by, and filed at the request of W.H. Setelmeyer, October 5, 1961 at 2:10 p.m., File No. 35633; to which map reference is made for further particulars;

and the right, permission and authority to take and use without consideration, water for domestic purposes, from a water well located upon said Section 15, located about 1360' east and about 200' north from the common corner of Sections 15, 16, 21 and 22 of Township 29 North, Range 48 East, Mount Diablo Base and Meridian;

and the right to use and enjoy at all times, together with ingress and egress therefrom, a lake constructed upon said Section 15, described as "NOT A PART" upon a subdivision map prepared by and filed at the request of W.H. Setelmeyer, licensed surveyor, with the County Recorder of the County of Eureka, State of Nevada, on December 5, 1960, File No. 35161, to which map reference is made for further particulars.



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STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-216666

01/24/2011

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Official Record

1. Assessor Parcel Number (s)

a) 003-234-01
b) _____
c) _____
d) _____

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Page 1 of 1 Fee: \$16.00
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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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 2,456.34
\$ _____
\$ 2,456.34
\$ 9.75

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 as agent for seller

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: SB Grant + EB Franklin LLC

Address: 901 N. Brutscher St Suite 0237

City: Newberg

State: OR Zip: 97132

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Violet E. Russell

Address: 1014 Somers St

City: Brooklyn

State: NY Zip: 11233

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: United Land Investments

Escrow # _____

Address: Po Box 25012

City: Portland

State: OR

Zip: 97298

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)