

Official Record

Recording requested By
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$58.50

Recorded By: FES

Book- 512 Page- 0258



0216790

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:

Shahzad and Ghenet Butt
6201 E. Lake Mead Blvd. #236
Las Vegas, NV 89156

Above this line reserved for Official Use Only

Assessor's Parcel No. = 005-040-17

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 56.50

- ☒ 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 Shahzad and Ghenet Butt, husband and wife as joint tenants, 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 7th day of February, 2011.

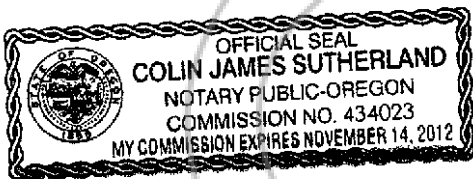
Trent More

Grantor
S B Grant & E B Franklin LLC

STATE OF Oregon

COUNTY OF Washington

This instrument was acknowledged before me on February 7th, 2011
(date) by Trent More, as Agent, S B Grant & E B Franklin LLC.



Colin Sutherland

Notary Public

Printed Name: Colin Sutherland

(Seal)

My Commission Expires: 11/14/2012

GRANTOR'S NAME, ADDRESS:

S B Grant & E B Franklin LLC
901 N. Brutscher St. Ste. D237
Newberg, OR 97132

GRANTEE'S NAME, ADDRESS:

Shahzad and Ghenet Butt
6201 E. Lake Mead Blvd. #236
Las Vegas, NV 89156

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE



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Exhibit A

Assessor's Parcel Number: 005-040-17

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. & M.

SECTION 21: NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$

COPY

STATE OF NEVADA DECLARATION OF VALUE

Recording requested By
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

FOR RECOR

Document/In

Book: _____

Date of Rec: _____

Notes: _____

Page 1 of 1 Fee: \$16.00

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1. Assessor Parcel Number (s)

- a) 005-040-17
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) \$ 15,000.00
Transfer Tax Value: \$ 15,000.00
Real Property Transfer Tax Due: \$ 96.90

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 %

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 [Signature] Capacity owner
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: SB Grant & EB Franklin LLC
Address: 901 N. Brutscher St Suite D237
City: Newberg
State: OR Zip: 97132

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Shah Zad & Gheneet Bu H
Address: 6201 E Lake Mead Blvd #236
City: Las Vegas
State: NV Zip: 89156

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: United Land Investments Escrow # N.A.
Address: P.O. Box 25012
City: Portland State: OR Zip: 97298

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)