

Official Record

Recording requested By
S B GRANT & E B FRANKLIN

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$21.45

Recorded By: FES

Book- 520

Page- 0325



0218452

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:

Natael E. Guerra
8029 Broken Spur Lane
Las Vegas, NV 89131

Above this line reserved for Official Use Only

Assessor's Parcel No. = 003-232-04

DOCUMENTARY TRANSFER TAX \$21.45

- Computed on full value of property conveyed, or
- Computed on full value less liens and encumbrances remaining at time of sale.

GRANT DEED

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 Natael E. Guerra, 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 al 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 26 day of August, 2011.

Trent More
Grantor
S B Grant & E B Franklin LLC

STATE OF Oregon
COUNTY OF Washington

This instrument was acknowledged before me on 8-26-11
(date) by Trent More, As Agent, S B Grant & E B Franklin LLC

Sarah Pearson
Notary Public



Printed Name: Sarah Pearson

(Seal)

My Commission Expires: 2-24-13

GRANTOR'S NAME, ADDRESS:
S B Grant & E B Franklin LLC
PO Box 25012
Portland, OR 97298

GRANTEE'S NAME, ADDRESS:
Natael E. Guerra
8029 Broken Spur Lane
Las Vegas, NV 89131

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 003-232-04

All of Lots 3, 4, 8 and 9 of Block R of Nevelco, Inc., Unit No. 2, according to the official plat of the survey of said land on file in the office of the Eureka County Recorder, as File No. 35633 on October 5, 1961.



0218452

Book: 520
Page: 327

09/01/2011
Page: 3 of 3

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
S B GRANT & E B FRANKLIN

Eureka County - NV

Mike Rebaleati - Recorder

FOR RECORD:

Document/Instr

Book: _____

Date of Record

Notes: _____

Page 1 of 1 Fee: \$16.00
Recorded By: FES RPTT: \$21.45
Book- 520 Page- 0325

1. Assessor Parcel Number (s)

- a) 003-232-04
b)
c)
d)

2. Type of Property:

- a) [x] 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) \$ 5,500
Transfer Tax Value: \$ 5,500
Real Property Transfer Tax Due: \$ 21.45

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.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Capacity
Signature Capacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: SB Grant & EB Franklin
Address: PO Box 25012
City: Portland
State: OR Zip: 97298

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Natael E Guerra
Address: 2209 Broken Spurlane
City: Las Vegas
State: NV Zip: 89131

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: SB Grant & EB Franklin Escrow #
Address: PO Box 25012
City: Portland State: OR Zip: 97298