

DOC # 0218453

09/01/2011

01:13 PM

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: \$39.00

Recorded By: FES

Book- 520

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0218453

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

THIS DOCUMENT PREPARED BY:
AND WHEN RECORDED MAIL
THIS DEED AND MAIL TAX
STATEMENTS TO:

Andrew P. Anderson and Larry R. Isaacson
3677 Miguels Lane
Las Vegas, NV 89120

Above this line reserved for Official Use Only

Assessor's Parcel No. = 006-050-02

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 9.00

- 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, an Oregon Limited Liability Company, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, and convey unto Andrew P. Anderson and Larry R. Isaacson, 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 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:
Andrew P. Anderson and Larry R. Isaacson
3677 Miguels Lane
Las Vegas, NV 89120

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 006-050-02

A parcel of land located in the NE $\frac{1}{4}$ of Section 13 T 27 N R 51 E MDB&M more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of said Section 13 thence N60° 01' W 2630.54' to corner No. 1, the point of beginning, thence West 361.50 feet to corner No. 2 a point on the North South $\frac{1}{4}$ of Section line of said Section 13, thence North along said $\frac{1}{4}$ Section line 1325.50 feet to corner No. 3, a point on the Section line 361.50 feet to corner No. 4, thence South 1325.50 feet to corner No. 1, the point of beginning, containing 11.0 acres more or less.

Together with all water rights, mineral, oil and gas rights, and rights-of-way thereunto belonging; and, subject to any easements or rights-of-way heretofore granted or reserved.



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STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
S B GRANT & E B FRANKLIN

Eureka County - NV

Mike Rebaleati - Recorder

FOR RECORDER
Document/Instr
Book:
Date of Record:
Notes:

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1. Assessor Parcel Number (s)

- a) 000-050-02
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'/Ind'l
g) [] Agricultural h) [] Mobile Home
i) [] Other

3. Total Value/Sales Price of Property:

\$ 10,000
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$ 39.00
Real Property Transfer Tax Due: \$ 39.00

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

BUYER (GRANTEE) INFORMATION

Print Name: SB Grant + EB Franklin
Address: PO Box 25012
City: Portland
State: OR Zip: 97298
Print Name: Andrew P. Anderson + Larry Isaacson
Address: 3677 Miguels Lane
City: Las Vegas
State: NV Zip: 89120

COMPANY/PERSON REQUESTING RECORDING

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