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09/01/2011

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**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 Page- 0328



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, 20 11.

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.

STATE OF NEVADA  
DECLARATION OF VALUERecording requested By  
S B GRANT & E B FRANKLIN

Eureka County - NV

Mike Rebaleati - Recorder

## FOR RECORDER

Document/Instr

Book:

Date of Record:

Notes:

Page 1 of 1

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## 1. Assessor Parcel Number (s)

- a) 006-050-02  
 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'/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) \$

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 10,000

\$

\$ 39.00 10,000

\$ 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. 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 \_\_\_\_\_

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: SB Grant + EB FranklinAddress: Po Box 25012City: PortlandState: OR Zip: 97298

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Andrew P. Anderson + Larry IsaacsonAddress: 3677 Miguels LaneCity: Las VegasState: NV Zip: 89120

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: SB Grant + EB Franklin Escrow # \_\_\_\_\_Address: Po Box 25012City: PortlandState: ORZip: 97298

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)