

DOC # 0220102

02/28/2012

02:40 PM

Official Record

Recording requested By
TIM ZASADNY

Eureka County - NV
Mike Rebaleati - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: FES

Book- 530 Page- 0013

APN: 007-450-05, 007-450-06
007-450-09, 007-450-17
007-450-18, 007-450-19
007-450-20, 007-450-21
007-450-22, 007-450-23

**Recording Requested By
and Return To:**

Wild Balance Corp.
16025 Tourmaline Drive
Reno, NV 89521

The undersigned affirms that
this document does not contain
a social security number.



0220102

DEED IN LIEU OF FORECLOSURE

FOR CONSIDERATION RECEIVED WILD BALANCE CORP., a Nevada Corporation, Grantor, grants, bargains and sells to Z3, LLC, a Nevada Limited Liability Company, Grantee, and to the successors and assigns of the Grantee, forever, the property located in the County of Eureka, State of Nevada, described as follows:

Parcel I

Parcel No. 2-2, 2-3 and 2-4 as shown on the Parcel Map for Wild Balance Corp. filed in the Office of the County Recorder of Eureka County, Nevada on March 6, 2008 as File No. 211697.

Parcel II

Lot 3 and 4 as shown on the Map of Division into Large Parcels for Wild Balance Corp. filed in the Office of the County Recorder of Eureka County, Nevada on March 19, 1999 as File No. 172003.

Parcel III

Lot 5 as shown on the Map of Division into Large Parcels for Wild Balance Corp. filed in the Office of the County Recorder of Eureka County, Nevada on March 19, 1999 as File No. 172003.

Parcel III being subject to a Deed of Trust and Assignment of Rents dated March 7, 2007 executed by Wild Balance Corporation, Trustor to National

Title Co., Trustee for Gary Lee Nemrova to secure on original principal amount of \$42,500.00 recorded March 12, 2007 in Book 453 of Page 220, official Records in the Office of the County Recorder of Eureka County, Nevada.

Parcel IV

Parcels 8-1, 8-2, 8-3 and 8-4 as shown on a Parcel Map for Wild Balance Corp. filed in the office of the County Recorder of Eureka County, Nevada on August 20, 2008 as File No. 212268.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, liens and encumbrances, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

THIS DEED is an absolute conveyance, Grantor having sold the real property above-described to Grantees for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by a Deed of Trust executed by Grantor as Trustee to Western Title Company, Inc., Trustee for the Grantee herein as Beneficiary dated December 12, 2007 and recorded December 20, 2007 in Book 468 at Page 39, Document No. 021145, together with an additional advance executed by Grantor on June 4, 2008 and recorded on June 6, 2008 in Book 473 of Page 189, Document No. 021195, and a Deed of Trust executed by Grantor as Trustor to Western Title Company, Trustee for the Grantee herein as Beneficiary dated December 12, 2007 and recorded December 20, 2007 in Book 468 at Page 46, Document No. 0211416, all in the Office of the County Recorder of Eureka County, Nevada. GRANTOR declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this Deed between the parties hereto with respect to the property hereby conveyed.

GRANTEE joins in the execution of this Deed for the purpose of evidencing that the Grantee hereby accepts this conveyance as being full satisfaction of all obligations secured by the Deeds of Trust above described. Grantee shall be responsible for all real

property taxes due on the properties described above.

TO HAVE AND TO HOLD the property with the appurtenances to the Grantee and its successors and assigns, forever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its name by its duly authorized officers this 31 day of August, 2011.

GRANTOR:
WILD BALANCE CORP.,
a Nevada Corporation

By: [Signature]
LESTER GROSSMAN, President

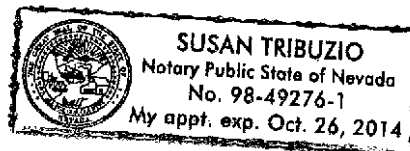
GRANTEE:
Z3, LLC, a Nevada Limited Liability Company

By: [Signature] W.R. Z
TIM R. ZASADNY, as Manager and
individually

STATE OF Nevada
: ss.
COUNTY OF Clark


This instrument was acknowledged before me on 31 August, 2011, by
LESTER GROSSMAN, as President of WILD BALANCE CORP.

[Signature]
NOTARY PUBLIC

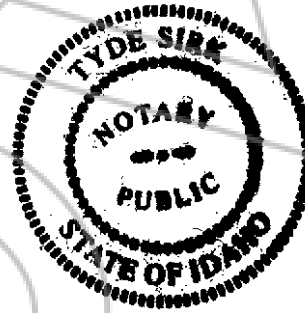


STATE OF Idaho)
 : ss.
COUNTY OF Latah)

This instrument was acknowledged before me on September 6, 2011, by
TIM R. ZASADNY, as Manager of Z3, LLC and individually.


NOTARY PUBLIC

My Commission Expires July 7, 2016



DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 007-450-05, 06, 09, 17,
b) 18, 19, 20, 21,
c) 22, 23
d) _____

FOR REC

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Book:

Date of R:

Notes:

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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

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$17.00
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3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ 119,350

\$ 350,000

\$ 230,650

\$ 0

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 Tim R. Zasadny Capacity GRANTOR
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: TIM R. ZASADNY, MGR EZ, LLC
Address: 7007 So. Virginia St. A
City: Reno
State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: LESTER GROSSMAN, PRES WEN BALANCE
Address: 16025 TOURNAINE DR. CORP.
City: Reno
State: NV Zip: 89521

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)