

DOC # 0220775

07/16/2012

02:38 PM

Official Record

Recording requested By
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$78.00

Recorded By: FES

Book- 534 Page- 0029



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:

Natael Guerra
8029 Broken Spur Lane
Las Vegas, NV 89131

Above this line reserved for Official Use Only

Assessor's Parcel No. = 003-141-28

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 78.00

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

[Signature] S.B. Grant & E.B. Franklin
LLC

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 Guerra, an individual, 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.

IN WITNESS WHEREOF the grantors have executed this deed on this 11th day of July, 2012.

Trent More
S B Grant & E B Franklin LLC

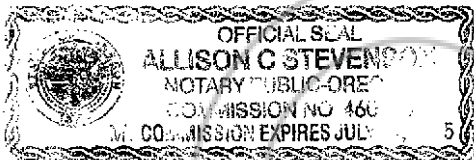
STATE OF Oregon

COUNTY OF Washington

This document was acknowledged before me on July 11, 2012 (date) by Trent More, as Agent, S B Grant & E B Franklin LLC (name of principal) (who certifies the correctness of the signature(s) of the agent(s).)

Allison C. Stevenson
Notary Public

Printed Name: Allison C. Stevenson



(Seal)

My Commission Expires: July 14, 2015

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

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

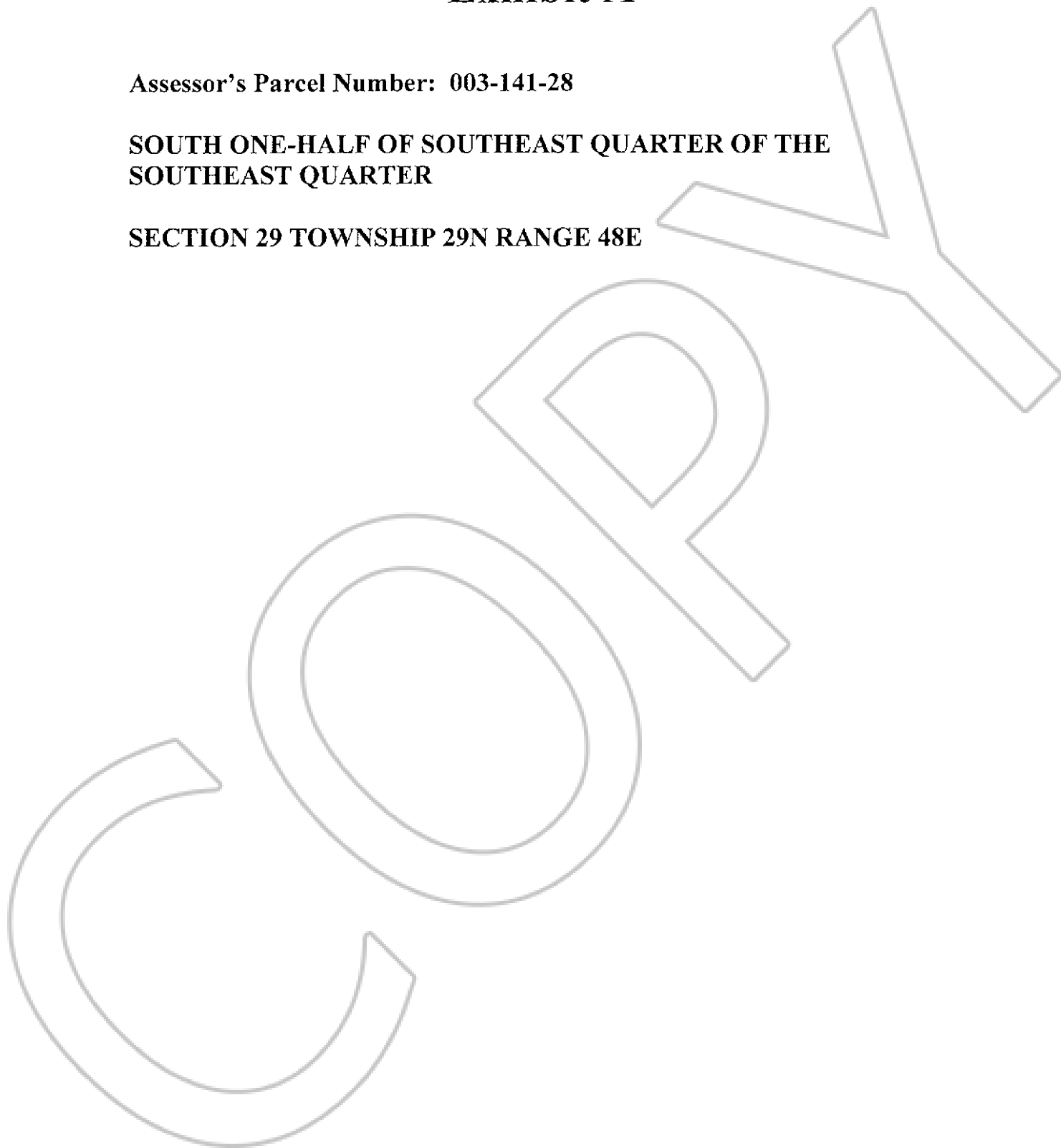
RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 003-141-28

**SOUTH ONE-HALF OF SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER**

SECTION 29 TOWNSHIP 29N RANGE 48E



0220775

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STATE OF NEVADA

DECLARATION OF VALUE FORM

Recording requested By
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Eureka County - NV

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Page 1 of 1 Fee: \$16.00
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1. Assessor Parcel Number(s)

a) 003-141-28
b) _____
c) _____
d) _____

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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 20,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ 20,000.00Real Property Transfer Tax Due \$ 78.00

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 parties agree that 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: S.B. Grant & E.B. FranklinAddress: P.O. Box 25012City: PortlandState: OR Zip: 97298

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Natael GuerraAddress: 8029 Broken Spur LaneCity: Las VegasState: NV Zip: 89131

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: U.L.I.

Escrow #: _____

Address: P.O. Box 25012City: PortlandState: OR Zip: 97298