

DOC # 0221032

08/27/2012

01:56 PM

Official Record

Recording requested By  
RADIUS MANAGEMENT

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$19.50

Recorded By: FES

Book- 536 Page- 0042



0221032

THIS DOCUMENT PREPARED BY:

AND WHEN RECORDED MAIL  
THIS DEED AND MAIL TAX  
STATEMENTS TO:

SHAHRZAD NASRABADI  
KOUROSH RATESHTARI  
15713 JONES LN.  
NORTH POTOMAC, MD 20878

Above this line reserved for Official Use Only

Assessor's Parcel No. = 005 040 22

# GRANT DEED

DOCUMENTARY TRANSFER TAX \$ <u>19.50</u>
<input checked="" type="checkbox"/> Computed on full value of property conveyed, or
<input type="checkbox"/> Computed on full value less liens and encumbrances remaining at time of sale.
<i>Candice Armstrong</i> Candice ARMSTRONG

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, Igloo Industries, LLC, a Limited Liability Company organized under the laws of the state of Wyoming, hereinafter referred to as "Grantor", do hereby grant, bargain, sell, and convey unto SHAHRZAD NASRABADI AND KOUROSH RATESHTARI, HUSBAND AND WIFE, 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 5<sup>th</sup> day of July, 20 12

[Signature]  
Grantor  
Igloo Industries, LLC

STATE OF Washington  
COUNTY OF Clark

This instrument was acknowledged before me on 7-5-12 (date) by  
S. Seal, as agent, Igloo Industries, LLC

NOTARY PUBLIC  
STATE OF WASHINGTON  
CANDICE ARMSTRONG  
MY COMMISSION EXPIRES  
JANUARY 15, 2016

Candice Armstrong  
Notary Public  
Printed Name: Candice Armstrong

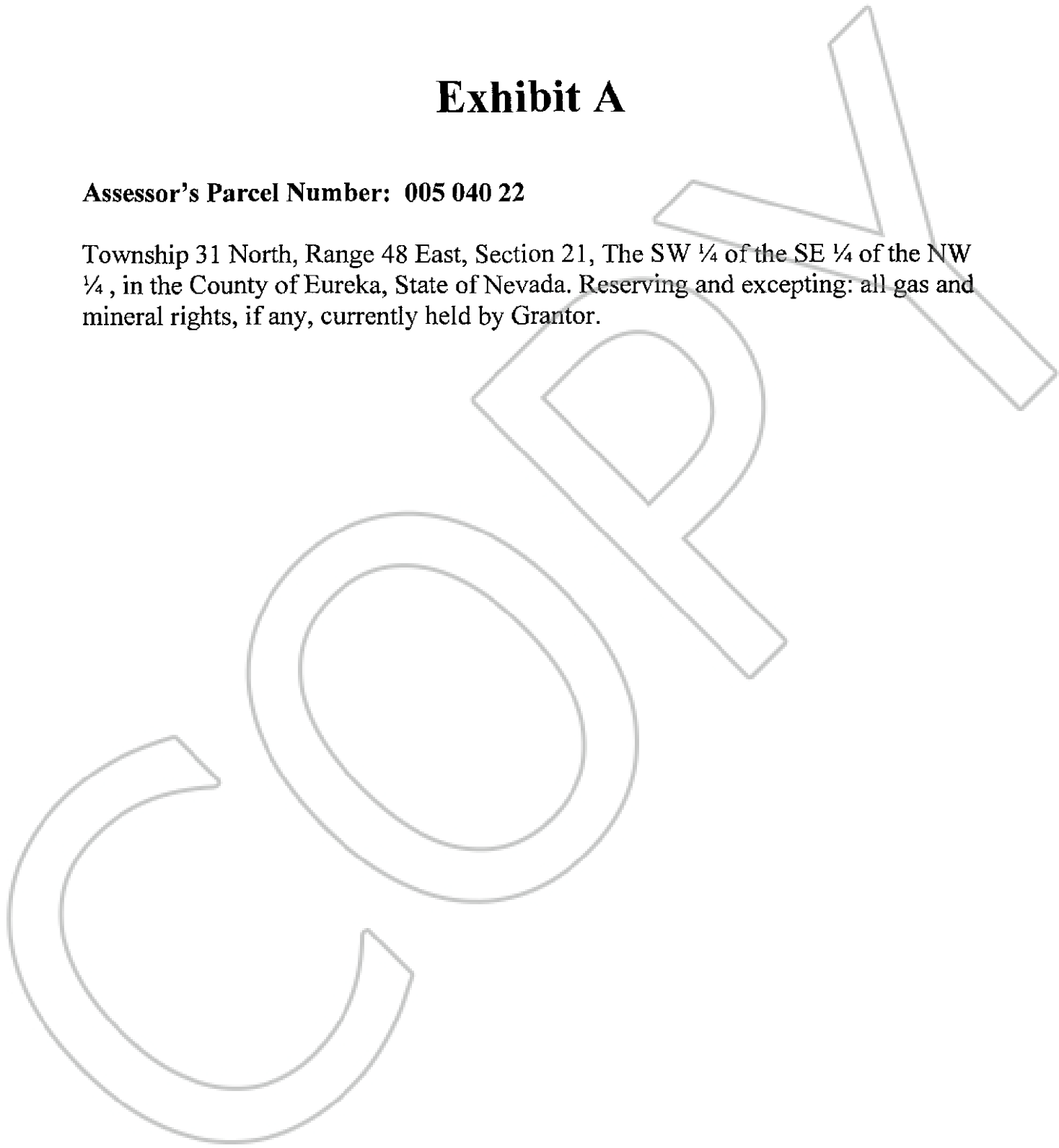
(Seal)

My Commission Expires: 1-15-16

# Exhibit A

**Assessor's Parcel Number: 005 040 22**

Township 31 North, Range 48 East, Section 21, The SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , in the County of Eureka, State of Nevada. Reserving and excepting: all gas and mineral rights, if any, currently held by Grantor.



0221032

Book: 536 08/27/2012  
Page: 44 Page: 3 of 3

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
RADIUS MANAGEMENT

FOR RECORDER

Eureka County - NV

Document/Instr:

Mike Rebaleati - Recorder

Book: \_\_\_\_\_

Page 1 of 1

Fee: \$16.00

Date of Recordi:

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Notes: \_\_\_\_\_

Book- 536 Page- 0042

1. Assessor Parcel Number (s)

- a) 005-040-22
- 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'l/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) \$ 4779.98

Transfer Tax Value: \$ 4779.98

Real Property Transfer Tax Due: \$ 19.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section. \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity as agent, grantee

Signature [Signature] Capacity as agent, grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Iglon Industries, LLC

Address: 301 Thelma Dr. #153

City: Casper

State: WY Zip: 82409

(REQUIRED)

Print Name: Shahrzad Nasrabadi

Address: 15713 Jones Ln.

City: North Potomac

State: MD Zip: 20878

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_