

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:

Sean Reynolds
423 West Shore Drive
Belgrade, MT 59714

DOC # 0223882

03/20/2013

01:23 PM

Official Record

Recording requested By
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$15.60

Recorded By: FES

Book- 548 Page- 0098



0223882

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Assessor's Parcel No. = 002-016-27

GRANT DEED

DOCUMENTARY TRANSFER TAX \$

- ☐ 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, 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 Sean Reynolds, 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.

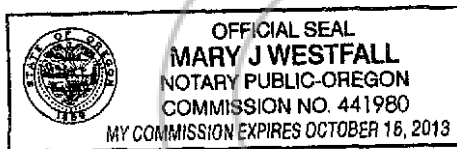
WITNESS Grantor(s) hand(s) this the 14th day of March, 2013.

Trent More

Grantor
S B Grant & E B Franklin LLC

STATE OF Oregon
COUNTY OF Washington

This instrument was acknowledged before me on 3-14-13
(date) by Trent More, as agent, S B Grant & E B Franklin LLC



Mary J Westfall
Notary Public

Printed Name: Mary J. Westfall

(Seal)

My Commission Expires: 10/16/13

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

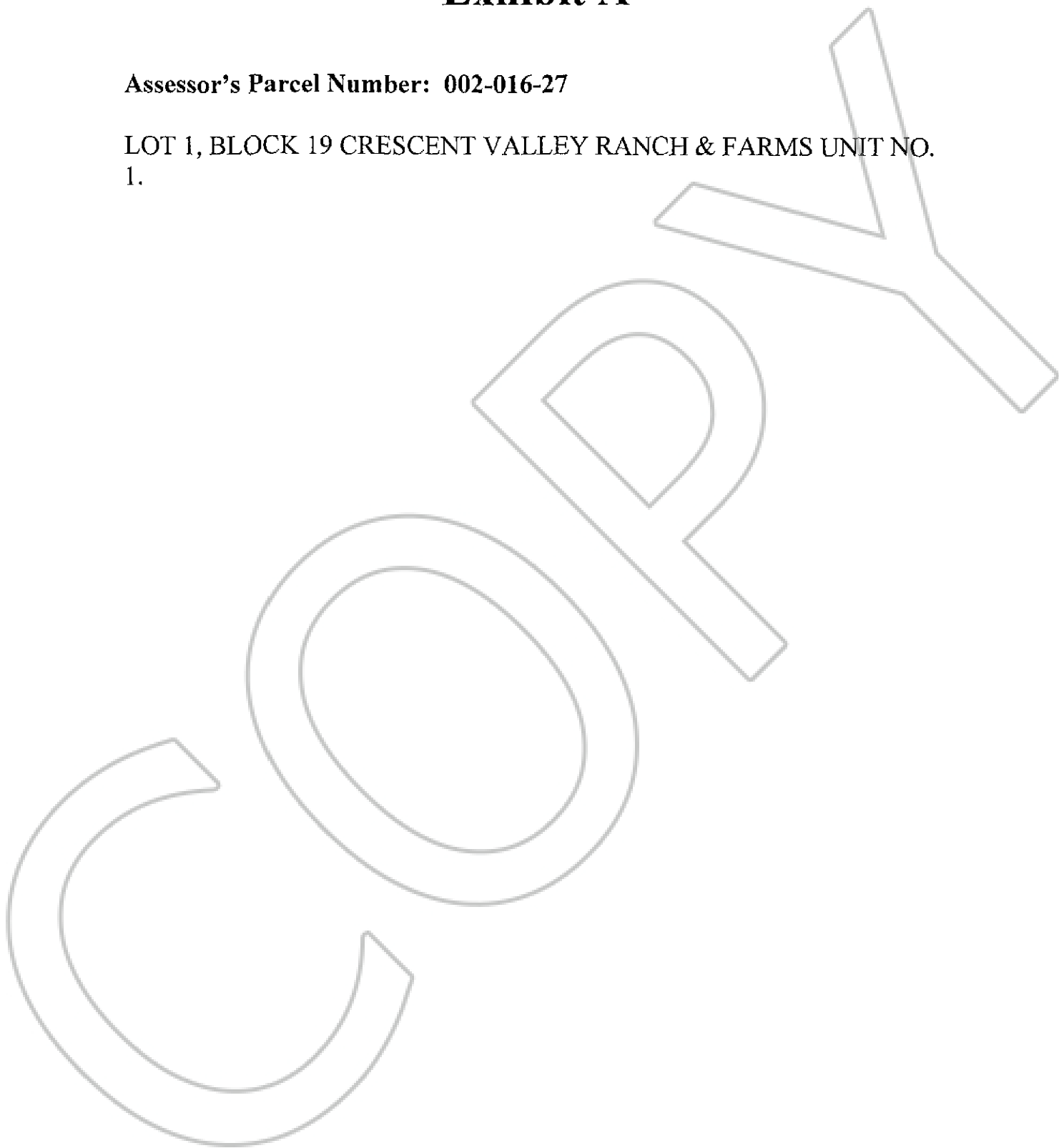
GRANTEE'S NAME, ADDRESS:
Sean Reynolds
423 West Shore Drive
Belgrade, MT 59714

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 002-016-27

LOT 1, BLOCK 19 CRESCENT VALLEY RANCH & FARMS UNIT NO.
1.



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STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-223882

03/20/2013

01:23 PM

Official Record

1. Assessor Parcel Number(s)

a) 002-016-27

b) _____

c) _____

d) _____

FOR RECORDERS OF

Document/Instrument

Book: _____

Date of Recording: _____

Notes: _____

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Page 1 of 1 Fee: \$16.00

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2. Type of Property:

a) ☒ Vacant Land

c) ☐ Condo/Townhome

e) ☐ Apt. Bldg.

g) ☐ Agricultural

i) ☐ Other

b) ☐

d) ☐

f) ☐

h) ☐

j) ☐

Single Fam Res.

2-4 Plex

Comm/Instl

Mobile Home

3. Total Value/Sales Price of Property:

\$ 4,000.00

Deed in Lieu of Foreclosure Only (value of property)

\$

Transfer Tax Value:

\$ 4,000.00

Real Property Transfer Tax Due:

\$ 15.60

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: [Signature] Capacity: owner S.B. Grant & E.B. Frank

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: S.B. Grant & E.B. Franklin

Address: P.O. Box 25012

City: Portland

State: OR Zip: 97298

(REQUIRED)

Print Name: Sean Reynolds

Address: 423 West Shore Drive

City: Belgrade

State: MT Zip: 59714

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Trent More S.B. Grant & E.B. Franklin

Escrow # N.H.

Address: P.O. Box 25012

City: Portland

State: OR

Zip: 97298

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)