

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:

Norman W. Bernier
1887 Greenfield Ave. Apt. 205
Los Angeles, CA 90025

DOC # 0227010

02/24/2014 1:00 PM

Official Record

Recording requested by
UNITED LAND INVESTMENTS

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00 Page 1 of 3
RPTT: \$21.45 Recorded By: LLH
Book- 563 Page- 0187



0227010

Above this line reserved for Official Use Only

Assessor's Parcel No. = 002-057-12

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.

More Tipnt More for EB Franklin & SB Grant 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 L.L.C, 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 Norman W. Bernier, 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 10th day of February, 2014.

Trent More

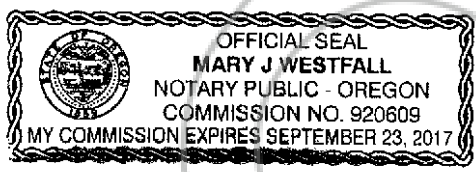
Grantor
S B Grant & E B Franklin LLC

STATE OF Oregon

COUNTY OF Washington

This instrument was acknowledged before me on 2-10-14
(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: 9-23-17

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

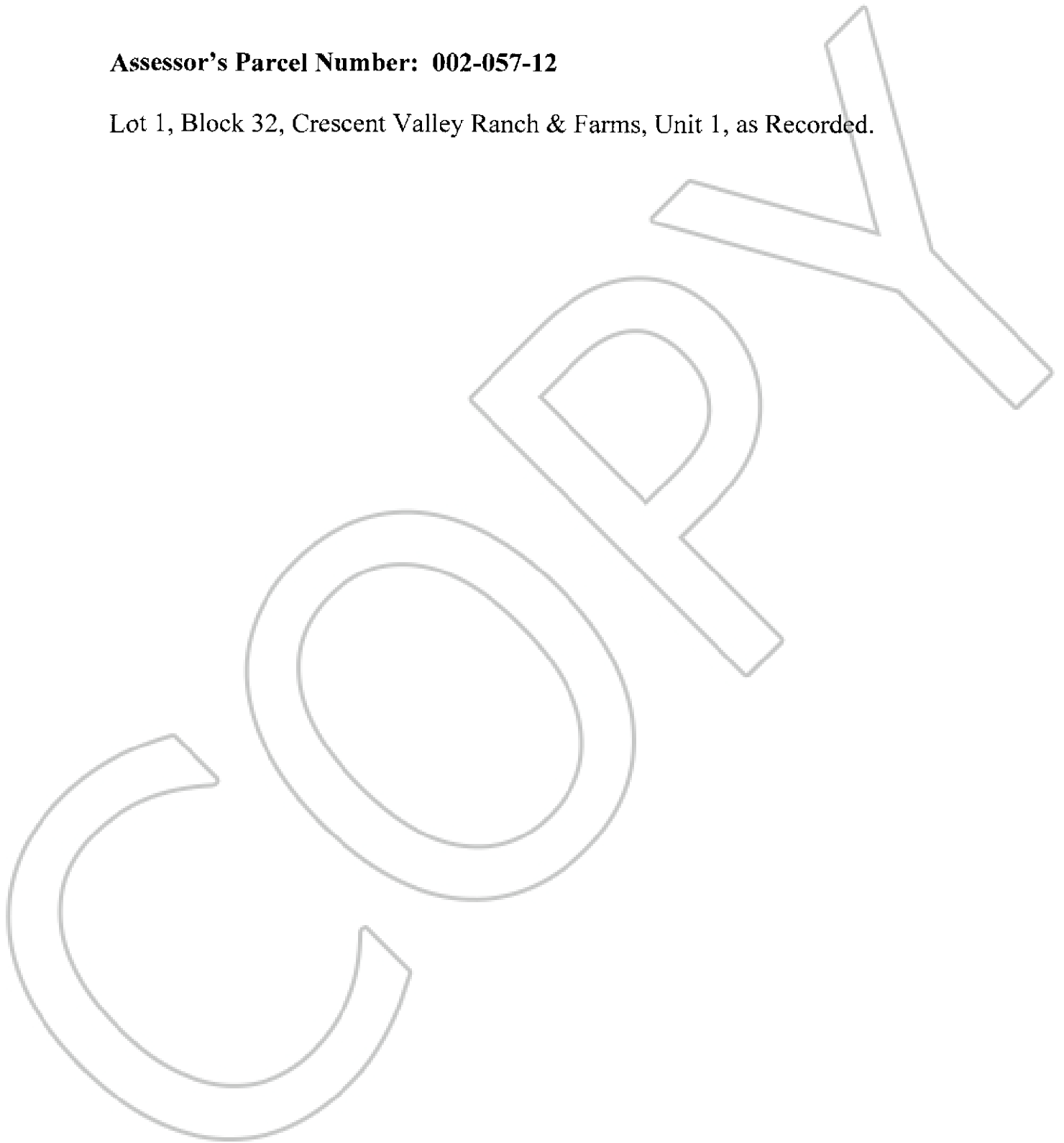
GRANTEE'S NAME, ADDRESS:
Norman W. Bernier
1887 Greenfield Ave. Apt. 205
Los Angeles, CA 90025

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 002-057-12

Lot 1, Block 32, Crescent Valley Ranch & Farms, Unit 1, as Recorded.



0227010

Book 563

02/24/2014

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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-227010

02/24/2014 1:00 PM

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

- a) 002-057-12
- 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 _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 5,075.41

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

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due _____

\$ _____

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 [Handwritten Signature]

Capacity S. B Grant & E. B Frank
Member/owner

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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

Print Name: Norman Bern, Jr

Address: P. O. Box 25012

Address: 1807 Greenfield Ave Apt 205

City: Portland

City: Los Angeles

State: OR Zip: 97298

State: CA Zip: 90025

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

Print Name: _____

Escrow #: _____

Address: Seller above

City: _____

State: _____ Zip: _____