

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:

Violet E. Russell
104a Somers Street
Brooklyn, NY 11233

DOC # 0229215

03/20/2015

02:05 PM

Official Record

Recording requested By
UNITED LAND INVESTMENTS

Eureka County - NV
Sara Simmons - Recorder

Fee \$16.00

Page 1 of 3

RPTT: \$132.60

Recorded By: LH

Book- 577 Page- 0336



0229215

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Assessor's Parcel No. = 007-380-26

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 132.60

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

[Signature]

Trent More as owner/member S B Grant & E B Franklin

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 **Violet E. Russell**, 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 25th day of February, 2015.

Trent More

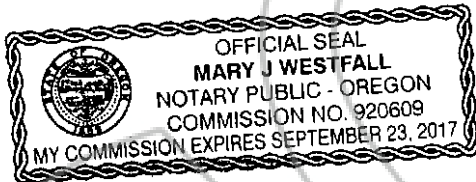
Grantor
S B Grant & E B Franklin LLC

STATE OF Oregon
COUNTY OF Washington

This instrument was acknowledged before me on 2-25-2015
(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: 9/23/2017

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

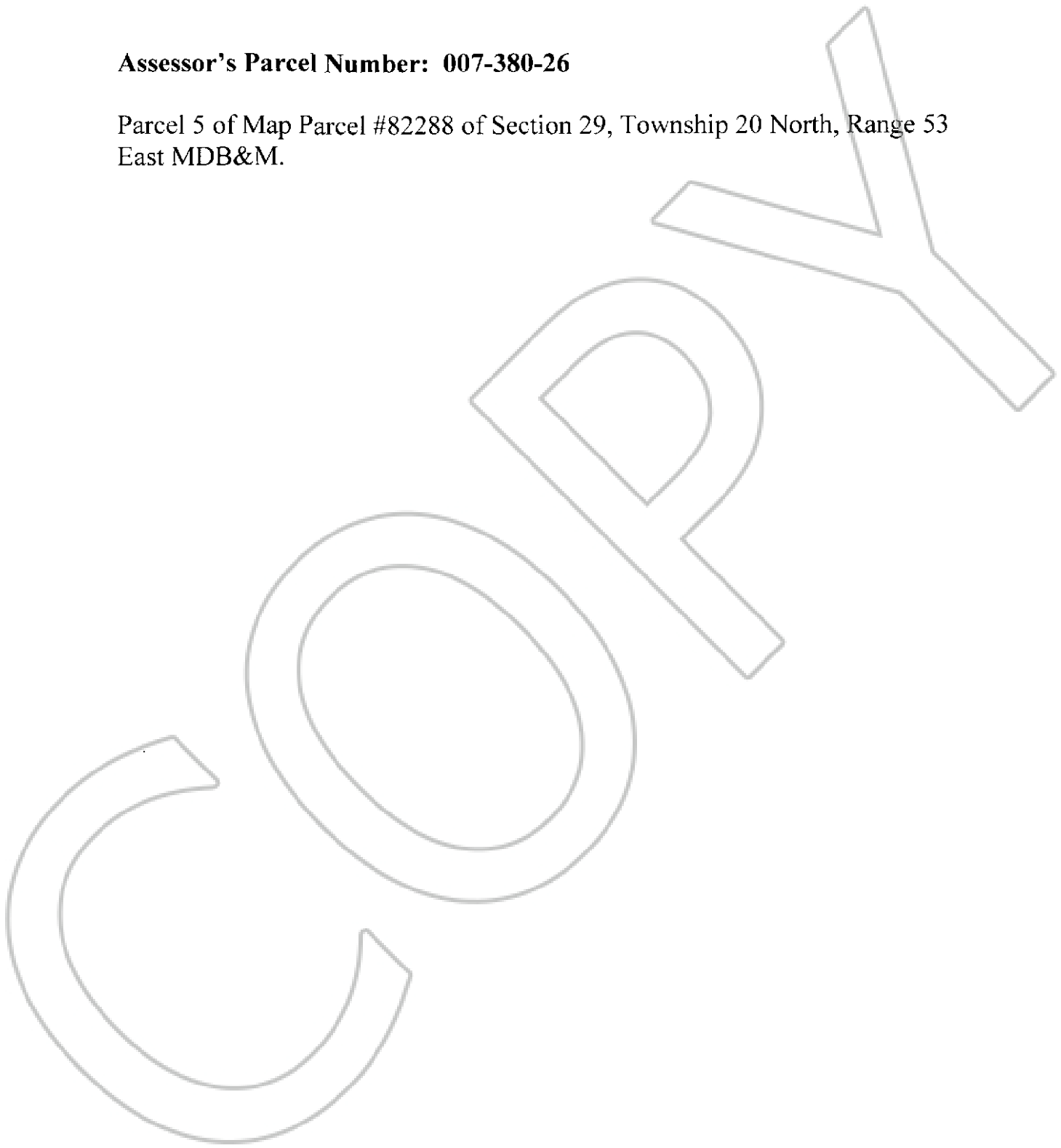
GRANTEE'S NAME, ADDRESS:
Violet E. Russell
104a Somers Street
Brooklyn, NY 11233

RETURN RECORDED DEED AND SEND TAX STATEMENTS TO GRANTEE

Exhibit A

Assessor's Parcel Number: 007-380-26

Parcel 5 of Map Parcel #82288 of Section 29, Township 20 North, Range 53
East MDB&M.



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STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-229215

03/26/2015

02:05 PM

Official Record

1. Assessor Parcel Number(s)

a. 007-380-26
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
i. ☐ Other

FOR RECORDERS OPTIONA

Book _____ Page: _____
Date of Recording: _____
Notes: _____

Recording requested By:
UNITED LAND INVESTMENTS

Eureka County - NV

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Page 1 of 1 Fee: \$16.00
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3. a. Total Value/Sales Price of Property \$ 33,954.72
b. Deed in Lieu of Foreclosure Only (value of property (_____)
c. Transfer Tax Value: \$ _____
d. Real Property Transfer Tax Due \$ 132.60

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 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 SB Grant EB Franklin

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SB Grant & EB Franklin
Address: P.O. Box 25012
City: Portland
State: OR Zip: 97298

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

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

Print Name: Trent More for SB Grant EB Franklin Escrow # NA
Address: P.O. Box 25012
City: Portland State: OR Zip: 97298

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED