

DOC # 0229922

10/09/2015

02:48 PM

Official Record

Recording requested By
SMILE4U INC

Eureka County - NV

Sara Simmons - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$23.40

Recorded By: LH

Book- 584 Page- 0259

After recording please return to:
Jeff Dunmire
6568 S. Federal Way #215
Boise, ID 83716
APN: 005-420-33
Mail Tax Statements to Above



SPECIAL WARRANTY Deed

For and in consideration paid, the undersigned, **Smile4u Inc., a Washington Corporation**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Jeff Dunmire**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Township 29 North, Range 48 East, M.D.B.&M. Section 1: Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼); and Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼)

Excepting Therefrom, all petroleum, oil, natural gas, and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by Southern Pacific Land Company in the deed to H.J. Buchenau and Elsie Buchenau recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada Records.

Further Excepting therefrom any portion of said land existing within that certain land known as the Crescent Valley Ranch and Farms Mineral Hot Springs Trailer Park as shown on plat filed in the Office of the County Recorder of Eureka County, Nevada on December 6, 1960 as File No. 35162, Eureka County, Nevada records

Situate in the County of **Eureka** in the state of **Nevada**

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other

circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall becomes legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 6th day of October, 2015.

Amber Abbott
Amber Abbott

Acknowledgment - Corporation

State of Arizona
County of Navajo

The foregoing instrument was acknowledged before me this 6th day of October, 2015 by Amber Abbott, Secretary of Smile4u Inc., a Washington corporation on behalf of the said corporation.

Billie Lusk
Notary Public

My Commission Expires: 9-15-18



STATE OF NEVADA
DECLARATION OF VALUE FORM

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- 1. Assessor Parcel Number(s)
 - a) 005-420-33
 - 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
<input type="checkbox"/>	Other		

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

- 3. Total Value/Sales Price of Property \$ 6,000.00
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ 6,000.00
- Real Property Transfer Tax Due \$ 23.40

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 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 Amber Abbott Capacity Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Smile4U Inc
Address: PO Box 1337
City: Taylor
State: AZ Zip: 85939

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jeff Dunmire
Address: 65703 S. Federal Way #215
City: Boise
State: ID Zip: 83716

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

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