

DOC# 230507

11/20/2015

11:54AM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 4

Fee: \$17.00

Recorded By LH

RPTT: \$19.50

Book- 0586 Page- 0388



0230507

A.P.N. No.:	005-720-01;
R.P.T.T.	19.50
Escrow No.:	01415-18533
Recording Requested By:	
Stewart Title	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Smile4u Inc, A Washington Corporation	
PO Box 1337	
Taylor, AZ 85939	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

RMR Properties, a California limited partnership

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Smile4u Inc, A Washington Corporation, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 11/18/15

RMR PROPERTIES, A CALIFORNIA LIMITED PARTNERSHIP



Sidney Moray
President of Har-Sid Corporation, General Partner

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles } SS.

On 11-18-2015, before me, Karen Nyhlen, Notary Public,
DATE

personally appeared Sidney Moray, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NOTARY'S SIGNATURE

PLACE NOTARY SEAL IN ABOVE SPACE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER _____ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

GRANT, BARGAIN, SALE DEED
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES) ⚡

230507

RIGHT
THUMBPRINT
OF

SIGNER
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Page: 389 2 of 4

OTHER



**EXHIBIT "A"
LEGAL DESCRIPTION**

File Number: 01415-18533

PARCEL 1: (Eureka County)

TOWNSHIP 29 NORTH, RANGE 52 EAST, M.D.B.&M.

Section 31: N1/2N1/2;

EXCEPTING THEREFROM all petroleum, oil, natural gas and products derived therefrom lying in and under said land as reserved by Southern Pacific Land Company, in deed recorded March 9, 1950, in Book 24, Page 42, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half (1/2) of all other mineral rights lying in and under said land as reserved by Oscar Rudnick, et al, in deed recorded February 1, 1960, in Book 25, page 375, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half (1/2) of any and all other mineral rights lying in and under said land as reserved by Nevada Title Guarantee Company, in deed recorded February 14, 1967, in Book 18, Page 50, Official Records of Eureka County, Nevada.

PARCEL 2: (Elko County)

TOWNSHIP 34 NORTH, RANGE 63 EAST, M.D.B.&M.

Section 16: N/2N1/2NE1/4; N1/2S1/2NE1/4;

EXCEPTING THEREFROM all the coals, oil, metal, gases and minerals and mineral products, lying upon of under said land as conveyed to A. R. Gregory and William H. Settlemyer by deed recorded November 14, 1952, in Book 62, Page 262, Deed Records of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half (1/2) interest in any mineral rights not heretofore conveyed or reserved, as reserved by P L. Wollman, a single man, in deed recorded August 5, 1953, in Book 63, Page 502, Deed Records of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM all of the oil, gas and other minerals in and under said land and that may be produced therefrom as conveyed to Hugh D. McMullen and Rae Scott McMullen, his wife, in deed recorded April 1, 1955, in Book 67, Page 332, Deed Records of Elko County, Nevada.

FURTHER EXCEPTING THEREFROM an undivided one-half (1/2) interest in any mineral rights not heretofore conveyed or reserved, as reserved by Mark Scott, an unmarried man, in deed recorded July 25, 1955, in Book 68, Page 123, Deed Records of Elko County, Nevada.

Section 21: E1/2NE1/4;

EXCEPTING THEREFROM all that portion of said land as conveyed to Eric Cohen, a single man, and Shari Cohen, a single woman, by deed recorded July 19, 1971, in Book 151, Page 245, Official Records of Elko County, Nevada.



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FURTHER EXCEPTING THEREFROM all of the minerals and mineral rights of every kind and character now known to exist or hereafter discovered upon, within or underlying said land or that may be produced therefrom, except gravel, including, without limiting the generality of the foregoing, all petroleum, oil, natural gas and products derived therefrom, as reserved by Southern Pacific Company in deed recorded August 2, 1957, in Book 72, Page 309, Deed Records of Elko County, Nevada.

COPY



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STATE OF NEVADA
DECLARATION OF VALUE FORM

Official Record

Requested By
STEWART TITLE ELKO

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 1 Fee: \$17.00

Recorded By LH PRTT: \$19.50

1. Assessor Parcel Number(s)

- a) 005-720-01 _____
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sale Price of Property

Deed in Lieu of Foreclosure Only (value of Property) _____ \$5,000.00

Transfer Tax Value: _____ \$5,000.00

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 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 _____ Capacity Grantor
RMR Properties, a California limited partnership

Signature ✓ _____ Capacity Grantee
Smile4u Inc, A Washington Corporation

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: RMR Properties, a California limited partnership
Address: 9201 Wilshire Blvd Ste 305
City: Beverly Hills
State: CA Zip: 90210

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Smile4u Inc, A Washington Corporation
Address: PO Box 1337
City: Taylor
State: AZ Zip: 85939

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

Print Name: Stewart Title Company Escrow #: 01415-18533
Address: 810 Idaho Street
City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED