

DOC # 0230811

01/06/2016

03:18 PM

Official Record

Recording requested By
SMILE4U INC

Eureka County - NV
Sara Simmons - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$52.65 Recorded By: SGS
Book- 588 Page- 0044



After recording please return to:
Wayne D. Steffen
PO Box 6560
Pahrump, NV 89041
APN: 003-112-04
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 **Wayne D. Steffen, a single person**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: CVR&F Unit #4, Block 16, Lot 5
474 N. 9th Street

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 become 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 of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Witness my hand this 31st day of December, 2015.

Amber Abbott
Amber Abbott

Acknowledgment - Corporation

State of Arizona
County of Navajo

The foregoing instrument was acknowledged before me this 31st day of December, 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



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STATE OF NEVADA
DECLARATION OF VALUE FORMRecording requested By
SMILE4U INC

Eureka County - NV

Sara Simmons - Recorder

Page 1 of 1 Fee: \$15.00
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1. Assessor Parcel Number(s)

a) 003-112-04
b) _____
c) _____
d) _____

2. Type of Property:

a) ☒ Vacant Land b) ☐ Single Fam. Res.
c) ☐ Condo/Twnhse d) ☐ 2-4 Pkx
e) ☐ Apt. Bldg f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 13,500.00

Deed in Lieu of Foreclosure Only (value of property)

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Transfer Tax Value:

\$ 13,500.00

Real Property Transfer Tax Due

\$ 52.65

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: Wayne D. Steffen
Address: PO Box 6560
City: Pahrump
State: NV Zip: 89041**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED