

DOC # 0231311

05/09/2016

01:08 PM

Official Record
Recording requested By
SMILE4U INC

Eureka County - NV
Sara Simmons - Recorder

Fee: \$15.00

RPTT: \$136.50

Book- 590 Page- 0308

Page 1 of 2

Recorded By: LH

APN: 005-720-01

Recording Requested by:

Eastern Land Holdings LLC

7001 N. Rt. 309 Suite 165-275

Coopersburg, PA 18036

Mail tax statements to above



STATUTORY WARRANTY DEED

For and in consideration paid, the undersigned, **Smile4u Inc., a Washington Corporation**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **Eastern Land Holdings LLC, a Pennsylvania Limited Liability Company**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Township 29 North, Range 52 East, M.D.B.&M. Section 31: N ½ N ½

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) interest 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 and undivided one-half (1/2) interest 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

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

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.

This executory contract represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the Parties. There are no unwritten oral agreements between the Parties.

JURISDICTION AND VENUE

If litigation is necessary to enforce this agreement, the jurisdiction shall be a court of proper jurisdiction in Whatcom County pursuant to the laws of Washington in force on the date of signing. The prevailing party shall be entitled to all legal costs, including but not limited to; court costs, attorney's fees, service fees, filing fees and all other costs associated with litigation.

APPLICABLE LAW

This Agreement and the rights and obligations of the parties hereunder shall be governed by and interpreted, construed and enforced in accordance with the laws of the State of Washington (regardless of the choice of law principles of Washington or of any other jurisdiction).

Witness my hand this 2nd day of May, 2016.

Amber Abbott
Amber Abbott

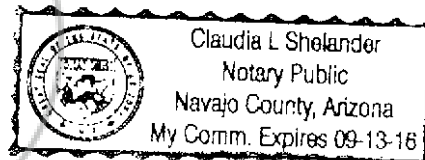
Acknowledgment - Corporation

State of Arizona
County of Navajo

The foregoing instrument was acknowledged before me this 2nd day of May, 2016 by
Amber Abbott, Secretary of Smile4u Inc., a Washington corporation on behalf of the said corporation.

Claudia L Shelander
Notary Public

My Commission Expires: 9-13-16



STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-231311

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Official Record

1. Assessor Parcel Number(s)

a) 005-720-01
b) _____
c) _____
d) _____

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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 _____

FO
Box

Page 1 of 1 Fee: \$15.00
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Notes: _____

3. Total Value/Sales Price of Property

\$ 35,000.00

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

Transfer Tax Value:

\$ 35,000.00

Real Property Transfer Tax Due

\$ 136.50

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

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: Eastern Land Holdings LLC
Address: 7001 N. Ft. 309 Ste. 165-275
City: Coopersburg
State: PA Zip: 18036

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

Print Name: _____
Address: _____
City: _____

Escrow #: _____
State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED