

DOC # 0231353

06/03/2016

08:01 AM

Official Record

Recording requested By
SMILE4U INC

Eureka County - NV

Sara Simmons - Recorder

Fee: \$17.00

Page 1 of 4

RPTT. \$9.75

Recorded By: SGS

Book- 591 Page- 0005



0231353

After recording please return to:
Smile4u Inc
PO Box 1337
Taylor, AZ 85939
APN: 005-200-13
Mail Tax Statements to Above

STATUTORY WARRANTY

For and in consideration paid, the undersigned, **William B. Heilmann, who acquired title as a single man, and his wife, Barbara T. Heilmann**, hereinafter referred to as Grantor, hereby conveys all rights and warrants the title in the following described real estate to **Smile4u Inc., a Washington Corporation**, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Township 30 North, Range 48 East, M.D.B.&M. Section 17: SW ¼ NE ¼ NW ¼

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).

Dated this 14 day of MAY 2016, _____.

X 
William B. Heilmann

X 
Barbara T. Heilmann

COPY



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Sacramento)

On 5/14/2016 before me, Lyudmyla Nastasiychuk Notary Public
Date Here Insert Name and Title of the Officer

personally appeared William B. Heilmann
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

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Place Notary Seal Above

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Partner — Limited General
 Individual Attorney in Fact
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 Other: _____
Signer Is Representing: _____

STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC # DV-231353

06/03/2016 08:01 AM

Official Record

1. Assessor Parcel Number(s)
a) 005-200-13
b) _____
c) _____
d) _____

Recording requested By
SMILE4U INC

Eureka County - NV

Sara Simmons - Recorder

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 _____

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3. Total Value/Sales Price of Property \$ 1,500.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ 2,157.00
Real Property Transfer Tax Due \$ 9.75

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 Buyer
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: William B. Heilmann
Address: 5321 Roper Ave.
City: Fair Oaks
State: CA Zip: 95628

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Smile4u Inc
Address: PO Box 1337
City: Taylor
State: AZ Zip: 85939

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: _____ Escrow #: _____
Address: _____
City: _____ State: _____ Zip: _____