

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$27.30 Rec:\$37.00
Total:\$64.30
KEITH WARD

2020-240780
07/01/2020 10:45 AM
Pgs=3

APN: 005-200-13
After Recording, Return To:
Keith Ward
PO Box 4372
Santa Ana, CA 92702
Mail Tax Statements to Above



00007963202002407800030037

LISA HOEHNE, CLERK RECORDER

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made and entered into as of the 18th day of June, 2020
by and between **Smile4u Inc., a Washington Corporation**, Grantor; and **Keith Ward, a single**
person, Grantee;

WITNESSETH

That the Grantor, for and in consideration paid, the receipt whereof is hereby acknowledged,
does by these presents grant, bargain, sell, convey and confirm unto the said Grantee, and to the
successors and assigns of the Grantee forever, all that certain real property situate, lying and being in
the County of **Eureka**, State of **Nevada**, and more particularly described as follows:

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

TOGETHER WITH any and all buildings and improvements situate thereon.

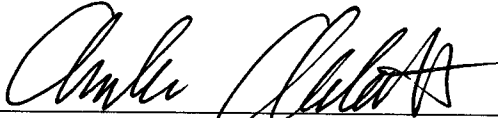
TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining, and the reversion and reversions, remainder and remainders,
rents, issues and profits thereof.

SUBJECT TO all rights of way, easements, assessments, reservations and restrictions of
record.

FURTHER SUBJECT TO: this property is sold "AS – IS" and in its existing condition.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand as of the day and year first hereinabove written.

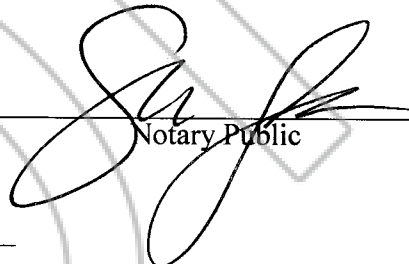


Amber Abbott, Secretary of Smile4u Inc.

Acknowledgment - Corporation

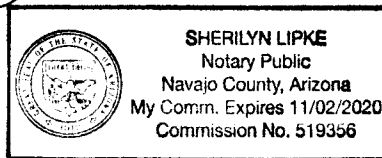
State of Arizona
County of Navajo

The foregoing instrument was acknowledged before me this 19th day of June, 2020 by Amber Abbott, Secretary of Smile4u Inc., a Washington corporation on behalf of the said corporation.



Notary Public

My Commission Expires: 11/2/20



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 005-200-13
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
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 7,000.00

Deed in Lieu of Foreclosure Only (value of property)

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Transfer Tax Value:

\$ 7,000.00

Real Property Transfer Tax Due

\$ 27.35

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 [Signature] Capacity Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Smith & Co Inc

Address: PO Box 1337

City: Taylor

State: AZ Zip: 85939

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Keith Ward

Address: PO Box 4372

City: Santa Ana

State: CA Zip: 92702

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