

DOC # 560545
09/26/2006 02:47 PM

Official Record

Requested By
STEWART TITLE

Elko County - NV

Jerry D. Reynolds - Recorder

Page 1 of 4 Fee: \$17.00
Recorded By: NR RPTT: \$230.10

APN: 001-660-034
After recording return,
and mail tax statements, to:

Reza Zandian
8775 Costa Verde Blvd, #1416
San Diego, CA 92122



The undersigned hereby affirms this document submitted
for recording does not contain a social security number.

06212283

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED, made this 25th day of September, 2006,
by and between Elko Land and Livestock Company, successor by merger to CG Properties, Inc.,
Grantor; and Reza Zandian and Foughani Niloofar Zandian, husband and wife, Grantees;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00),
lawful, current money of the United States of America, to it in hand paid by the Grantees, the
receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and
confirm unto the said Grantees, as joint tenants with the right of survivorship, all Grantors' right,
title, estate and interest in and to that certain real property located in Elko County, Nevada, more
particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein;

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto
belonging or appertaining, and the reversions, remainder and remainders, rents,
issues and profits thereof; it being the intent of the parties that all Grantors'
interests, known or unknown, in the above-described property, be conveyed
hereby.

SUBJECT, however, to all taxes and other assessments, reservations in patents
and all reservations, easements, encumbrances, liens, covenants, rights, rights-of-
way and other interests as they may appear of record.

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



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IN WITNESS WHEREOF, the said Grantor has caused this Deed to be executed as of the day and year first hereinabove written,

ELKO LAND AND LIVESTOCK COMPANY
Successor by merger to CG PROPERTIES, INC.

By: Leland W. Krugerud
LELAND W. KRUGERUD

Title: President

STATE OF NEVADA)
) SS
COUNTY OF ELKO)

On this 25th day of Sept., 2006, personally appeared before me, a Notary Public, Leland W. Krugerud, President of Elko Land and Livestock Company, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of Elko Land and Livestock Company.

P.J. Glass
Notary Public

My Commission Expires:
April 11, 2010





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SUBJECT PROPERTY DESCRIPTION

EXHIBIT "A"

The land referred to herein is situated in the State of Nevada, County of ELKO, described as follows:

Parcel 2 as shown on that certain Parcel Map for JAMES W. JENNINGS, etal filed in the office of the County Recorder of Elko County, State of Nevada, on December 31, 1987, as File No. 245403, being a portion of SE1/4 of Section 17, Township 34 North, Range 55 East, M.D.B. &M.

EXCEPTING THEREFROM all those portions of said land lying within the exterior boundaries of Clover Hills Subdivision, Phases 1, 2 and 3, as shown on the official maps thereof, filed in the office of the Elko County Recorder, Elko, Nevada, on October 20, 1988, July 11, 1989, and November 16, 1989, as File No. 264290, 278494 and 284716 respectively.

FURTHER EXCEPTING THEREFROM all that portion of said land conveyed to J. ROSS MACLEAN by Deed recorded September 20, 1991, in Book 762, Page 902, Official Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM that portion of said land conveyed to RICHARD G. FLEMING and KERLY L. FLEMING, by Deed recorded September 15, 1992, in Book 796, Page 134, Official Records, Elko County, Nevada.

EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances, reserved by STRATHEARN CATTLE CO., in Deed recorded November 19, 1957, in Book 73, Page 38, Deed Records, Elko County, Nevada.

FURTHER EXCEPTING THEREFROM one-half of all oil, gas, mineral and other hydrocarbon substances reserved by A.B. MCKINLEY & SONS, INC. in Deed Recorded June 14, 1960, in Book 4, Page 272, Official Records, Elko County, Nevada.

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At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in a Policy of Title Insurance are as follows:

1. Taxes for the fiscal year July 1, 2006 to June 30, 2007, including any secured personal property taxes and any special or district assessments collected therewith, and any other assessments levied by City or County authorities, a lien now due and payable,
Total amount : \$603.01
1st installment : \$150.76 Delinquent plus penalties
2nd installment : \$150.75 due October 2, 2006
3rd installment : \$150.75 due January 1, 2007
4th installment : \$150.75 due March 5, 2007
Assessor Parcel No. : 001-660-034
2. The lien, if any, of supplemental taxes, assessed pursuant to provisions adopted by the Nevada Legislature, and as disclosed by the Nevada Revised Statutes.
3. Rights incidental to the ownership and development of the mineral interests excepted from the land described herein.
4. The fact that the ownership of said land does not include any rights of ingress or egress to or from Interstate 80, as set forth in instrument.
Recorded : October 25, 1973
: in Book 186, page 58, as Document No. 78982
: Official Records of Elko County, Nevada
5. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights thereto,
Granted to : CP NATIONAL CORPORATION
: electric power or telephone lines and/or
: gas or water mains
Recorded : May 13, 1986
: in book 523, Page 457,
: Official Records of Elko County, Nevada.
6. An easement affecting a portion of said land for the purposes stated herein, together with incidental rights hereto,
Granted to : AMERICAN TELEPHONE AND TELEGRAPH COMPANY
Purpose : communication systems and underground cables
Recorded : August 10, 1988
: in Book 635, Page 55,
: Official Records of Elko County, Nevada

STATE OF NEVADA
DECLARATION OF VALUE

Requested By
STEWART TITLE

Elko County - NV
Jerry D. Reynolds - Recorder
Page 1 of 1 Fee: \$17.00
Recorded By: NR RPTT: \$230.10

FOR RECORDED
Document
Book: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s):
a) 001-660-034
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) _____ Single Family Res.
c) _____ Condo/Townhouse d) _____ 2-4 Plex
e) _____ Apartment Bldg. f) _____ Comm'l/Ind'l
g) _____ Agricultural h) _____ Mobile Home
i) Other: _____

3. Total Value/Sales Price of Property \$ 59,000.00
Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
Transfer Tax Value \$ 59,000.00
Real Property Transfer Tax Due: \$ 230.10

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 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: _____
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(required)
Print Name: Elko Land and Livestock
Address: 555 5th Street
City/State/Zip: Elko, NV 89801

BUYER (GRANTEE) INFORMATION
(required)
Print Name: Reza Zandian
Address: 8775 Costa Verde Blvd #1416
City/State/Zip: San Diego, CA 92122

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)
Company Name: STEWART TITLE OF NORTHEASTERN NEVADA Escrow No.: 06212283
Address: 810 Idaho Street
City/State/Zip: Elko, Nevada 89801