

FILED FOR RECORDING  
AT THE REQUEST OF

Nevada Title Comp.  
2005 JUN 30 PM 1 10

LINCOLN COUNTY RECORDER  
FEE 16.00 SPN 19519.50 DEPA  
LESLIE BOUCHER

A.P.N. 011-192-11, 011-192-12,  
011-192-23  
R.P.P.T.: \$19,519.50

Escrow #: 05-04-0637-JJA

**When recorded, return to:**

Leadership Possibilities International, LLC  
2755 East Desert Inn Road, Suite 100  
Las Vegas, Nevada 89121  
Attention: Michael Saletta

**GRANT, BARGAIN AND SALE DEED**

For the consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, Givers Gain, LLC, a Nevada limited liability company ("Grantor") does hereby grant, bargain, sell and convey to Leadership Possibilities International, LLC, a Nevada limited liability company, with an address of 2755 East Desert Inn Road, Suite 100, Las Vegas, Nevada 89121 ("Grantee"), all that real property situate in the County of Lincoln, State of Nevada, which is legally described as set forth on the attached Exhibit "A" ("Property").

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**SUBJECT TO:**

1. General and special taxes and assessments for the current fiscal tax year and any and all unpaid bonds and/or assessments.
2. All covenants, conditions, restrictions, reservations, rights, right-of-way and easements recorded against the Property prior to or concurrently with this Deed, and all other matters of record or apparent.

**[SIGNATURE FOLLOWING PAGE]**

GBS DEED FROM Givers Gain LLC

IN WITNESS WHEREOF, the undersigned has executed this Grant, Bargain and Sale Deed as of the 27 day of June, 2005.

**GRANTOR:**

Givers Gain, LLC, a Nevada limited liability company

By: *JoAnn Knapp*  
Name: *JoAnn Knapp*  
Its: *MEMBER*

By: *M. Knapp*  
Name: *M. Knapp*  
Its: *MEMBER*

STATE OF NEVADA       )  
                                  )ss.  
County of Clark       )

On this 27th day of June, 2005, before me a Notary Public personally appeared Michael Knapp and JoAnn Knapp, members of Givers Gain, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed the same, on behalf of the Grantor.

*Faith Solomon*  
Notary Public

My Commission Expires:  
11-3-08



EXHIBIT "A"

PARCELS NO. 1 AND 2 AS SHOWN ON PARCEL MAP FOR JAN K. WADSWORTH AND KENNA W. COOPER, TRUSTEES OF THE KENNETH AND JERALDINE WADSWORTH 1972 TRUST, DATED JANUARY 26, 1972, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA ON FEBRUARY 5, 1997, AS FILE NO. 108146, IN PLAT BOOK B, PAGE 19, LOCATED IN A PORTION OF THE EAST HALF (E 1/2) OF SECTION 31 AND A PORTION OF THE WEST HALF (W 1/2) OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST, M.D.B. & M.

COOPER

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 011-192-11, 011-192-12, 011-192-23  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Type of Property:  
 a) Vacant Land       b) Sgl. Fam. Residence  
 c) Condo/Twnhse     d) 2-4 Plex  
 e) Apt. Bldg.         f) Comm'l/Ind'l  
 g) Agricultural       h) Mobile Home  
 i) Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: 124826  
 Book: 203 Page: 184-186  
 Date of Recording: June 30, 2005  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$5,005,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$5,005,000.00  
 Real Property Transfer Tax Due \$19519.50

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 declare(s) 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, 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: GRANTOR/SELLER  
 Signature: [Signature] Capacity: GRANTEE/BUYER

<b>SELLER (GRANTOR) INFORMATION</b> (REQUIRED)		<b>BUYER (GRANTEE) INFORMATION</b> (REQUIRED)	
Print Name:	Givers Gain, LLC, a Nevada limited liability company	Print Name:	Leadership Possibilities International, LLC, a Nevada limited liability company
Address:	C/O 2 LaCrosse	Address:	2755 E. Desert Inn Rd. Suite 100
City/State/Zip:	Henderson, NV 89052	City/State/Zip:	Las Vegas, NV 89121

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Nevada Title Company Esc. #: 05-04-0637-JJA  
 Address: 2500 N Buffalo, Suite 150  
 City: Las Vegas State: NV Zip: 89128

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

**State of Nevada  
Declaration of Value**

1. Assessor Parcel Number(s)  
 a) 011-192-11, 011-192-12, 011-192-23  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| <input type="checkbox"/> a) Vacant Land  | <input type="checkbox"/> b) Sgl. Farn. Residence    |
| <input type="checkbox"/> c) Condo/Twnhse | <input type="checkbox"/> d) 2-4 Plex                |
| <input type="checkbox"/> e) Apt. Bldg.   | <input checked="" type="checkbox"/> f) Comm'l/Ind'l |
| <input type="checkbox"/> g) Agricultural | <input type="checkbox"/> h) Mobile Home             |
| <input type="checkbox"/> i) Other        |   |

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Signature: \_\_\_\_\_ Capacity: GRANTOR/SELLER  
 Signature: [Signature] Capacity: GRANTEE/BUYER  
**SELLER (GRANTOR) INFORMATION**      **BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)      (REQUIRED)

Print Name: Givers Gain, LLC, a Nevada limited liability company      Print Name: Leadership Possibilities International, LLC, a Nevada limited liability company  
 Address: C/O 2 LaCrosse      Address: 2755 E. Desert Inn Rd. Suite 100  
 City/State/Zip: Henderson, NV 89052      City/State/Zip: Las Vegas, NV 89121

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Nevada Title Company      Esc. #: 05-04-0637-IJA  
 Address: 2500 N Buffalo, Suite 150  
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