

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$312.00

Recorded By: LB

Book- 229 Page- 0301



RECORDING REQUESTED BY
First American Title Company

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:

SHEBA, LLC
4465 S. Buffalo Drive
Suite 2
Las Vegas, NV 89147
APN:

GRANT, BARGAIN AND SALE DEED

TITLE ORDER NO.: NCS-254606-NV
RPTT TRANSFER TAX is \$

ESCROW NO.: 21006326-919-TM

THIS INDENTURE WITNESSETH: That
Sheba, LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby GRANT,
BARGAIN, SALE and CONVEY to:

Michael Bash an unmarried man as to Parcel 1 and David Shirit, an unmarried man as to Parcel 2

(hereinafter called GRANTEE(S)) all that real property situated in the City of Lincoln County, County of Clark,
State of Nevada, bounded and described as follows:

See legal description attached hereto and made a part hereof marked **EXHIBIT "A"**.

- SUBJECT TO: 1. Taxes for the fiscal year 2006 -2007
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances hereunto belonging or in any way
appertaining to.

IN WITNESS WHEREOF, I/We have hereunto set my hand/our hand(s) this 23rd day of February, 2007.

Sheba, LLC, a Nevada Limited Liability Company

David Shirit
By: David Shirit, Manager

State of Nevada)
) ss.
County of Clark)

On February 23, 2007, personally appeared before me, a Notary Public, David Shirit,
personally known or proved to me to be the person(s) whose name(s) is/are subscribed to the above instrument,
who acknowledged that he/she/they executed the above instrument.

Witness my hand and official seal.
Theresa Marcianti
Notary Public

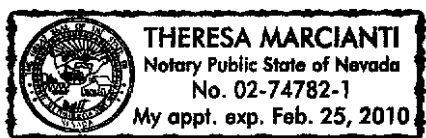




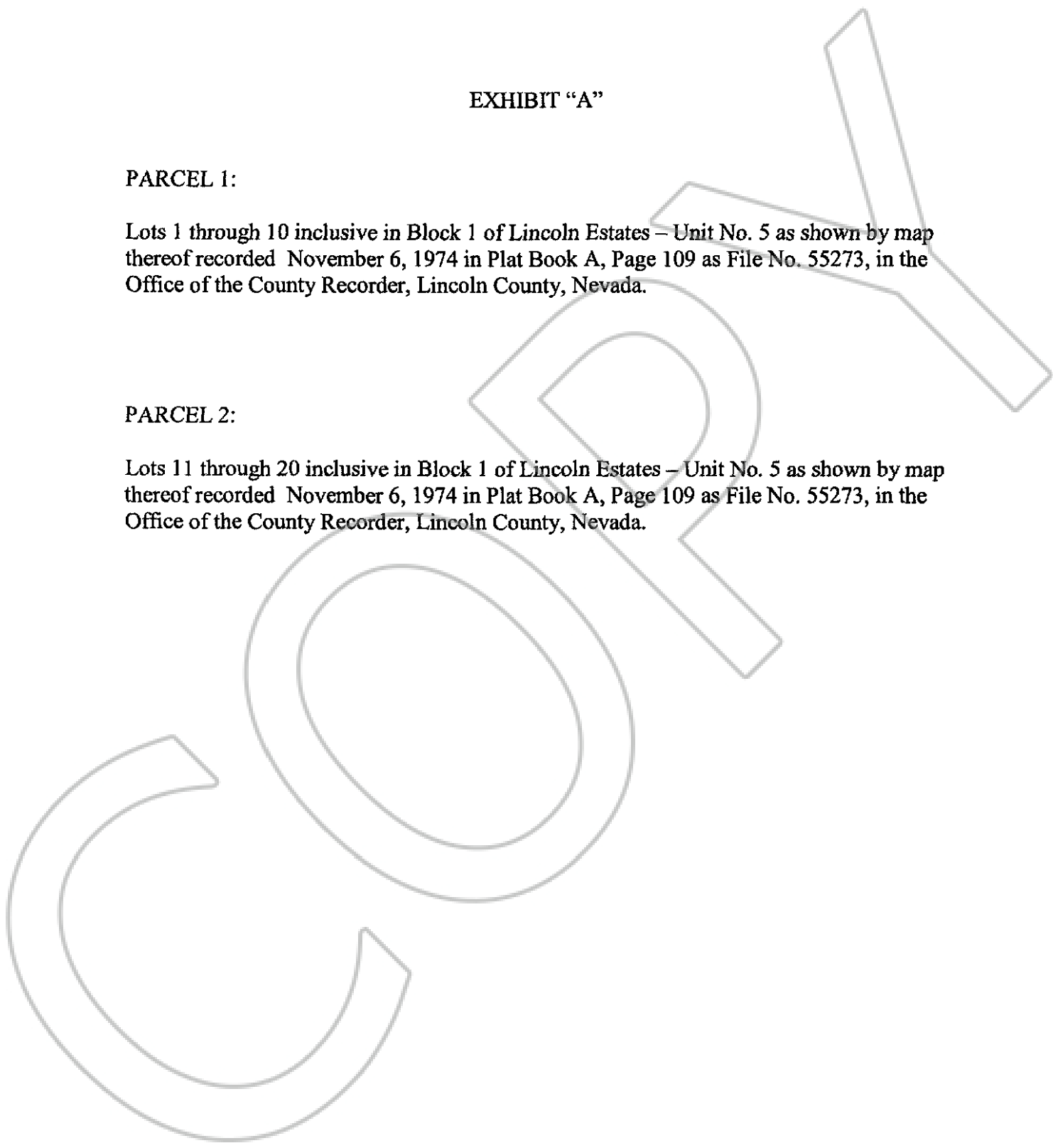
EXHIBIT "A"

PARCEL 1:

Lots 1 through 10 inclusive in Block 1 of Lincoln Estates – Unit No. 5 as shown by map thereof recorded November 6, 1974 in Plat Book A, Page 109 as File No. 55273, in the Office of the County Recorder, Lincoln County, Nevada.

PARCEL 2:

Lots 11 through 20 inclusive in Block 1 of Lincoln Estates – Unit No. 5 as shown by map thereof recorded November 6, 1974 in Plat Book A, Page 109 as File No. 55273, in the Office of the County Recorder, Lincoln County, Nevada.



STATE OF NEVADA
DECLARATION OF VALUE FORM

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1. Assessor Parcel Number(s)

- a) Portion of 10-141-01
- 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:

\$ 80,000.00

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

Transfer Tax Value \$ 80,000.00

Real Property Transfer Tax Due: \$ 312.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Sheba, LLC
4465 S. Buffalo Drive, Suite 2
Las Vegas, NV 89147

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Michael Bash
4465 S. Buffalo Drive, Suite 2
Las Vegas, NV 89147

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED