



Notes from Escrow Officer:

Fidelity National Title
Information Sheet

Escrow#: _____

COMPLETE

Circle one: BUYER/BORROWER/SELLER

Mailing /Forwarding address: _____

Contact #: _____

Email Address: _____

After closing disburse funds via: Pick up Mail FedEx
Wire 3rd Party

Wiring Information: Bank Name: _____

Acct#: _____

ABA#: _____

_____ Customer does not have wiring information at this time, will provide .

3rd Party Name: _____ Phone #: _____

Notes to the Escrow Officer:

Funds: Will be wired: _____

Cashiers check will be dropped off on: _____

In the file

By: _____

By: _____

ePayments

Clark County > Departments > Treasurer > Tax Collection

Treasurer: Property Tax Collection

Tax Collection

Tax rates are set in June of each year. Tax bills are prepared and mailed out by **August 1st** of each year. Property taxes are due on the third Monday in August. However, the property owner may elect to pay in installments if the taxes on a parcel exceed \$100.00. The installments due dates for fiscal 2011-2012 tax year are:

Installment	Due Date	Last Day to Pay without Penalty
1st Installment	Monday, August 15, 2011	August 25, 2011
2nd installment	Monday, October 03, 2011	October 13, 2011
3rd installment	Tuesday, January 03, 2012	January 12, 2012
4th Installment	Monday, March 05, 2012	March 15, 2012

The Nevada legislature has established four tax installment due dates for each fiscal year (July 1 to June 30) as shown above. **Tax bills are mailed only once each year.**

If you purchase real property during the tax year, you are responsible for any taxes not paid as of the close of escrow. Please call the Treasurer's Office (455-4323) to request a duplicate bill. As stated in [NRS 36C.480](#) failure to receive an individual tax bill does not excuse the taxpayer from the timely payment of his taxes.

INT

There are 108 tax districts in Clark County. The tax rates for these districts are based on the amount of monies budgeted to them for the necessary maintenance and improvements for their facilities and services. The tax monies collected for the districts must pay for schools, roads, police and fire protection, along with all other services that a taxpayer demands and desires from local government. These tax rates vary depending on the type of services provided to each district.



**WAIVER OF
NEVADA REVISED STATUTES CHAPTER
113 CHAPTER RIGHTS**

Attention: Do not sign your name to this document without reading it carefully. By signing this document, you give up important legal rights under Nevada Law as outlined in the four-page Seller Real Property Disclosure Form which is attached hereto as Exhibit "A". This Waiver must be signed by each Buyer and notarized and must be submitted with any offer to purchase residential real property.

THE UNDERSIGNED are the buyers of that residential property, located in the State of Nevada, County of _____, described as follows:

_____ (the "Property").
(Street address)

The seller of the Property is Wachovia Mortgage, FSB. Buyer(s) is/are aware that Seller acquired title to the Property through foreclosure or employee relocation and that Seller has never occupied the Property.

I/We have read and understand my/our rights contained in NRS 113.100 through 113.500, a copy of which is included as part of Exhibit "A", a four page copy of a Seller's Real Property Disclosure Form (the "Disclosure Form"), attached hereto. I/We understand that I/we have rights regarding the completion and service of the Disclosure Form regarding the Property. I/We further understand that I/we also have certain rights regarding any unidentified defects in the Property that are not disclosed timely by the Seller. As provided by NRS 113.130(3) and 113.150(6), and with a full and complete understanding of my/our rights under the above referenced statutes, I/We waive all of our rights under, and the requirements of, NRS 113.100 through 113.500, including, but not limited to, the right:

1. To receive a complete Disclosure Form;
2. To service of the Disclosure Form at least 10 days before conveyance of the Property or at any time whatsoever;
3. To be notified of any defects in the Property that arise, or have become worse, after service of the Disclosure Form, but before conveyance;
4. To rescind the purchase agreement pursuant to NRS 113.150(1);
5. To rescind the purchase agreement pursuant to NRS 113.150(2)(a);
6. To recover from the Seller any amount whatsoever that is necessary to repair or replace any defective part of the Property disclosed to me/us by the Seller or Seller's agent pursuant to NRS 113.150(2)(b);
7. To recover from the Seller three times the amount necessary to repair or replace any defective part of the Property, together with court costs and attorney fees pursuant to NRS 113.150(4); and
8. All of my/our legal rights under NRS 113.100 through 113.150. I/We are purchasing the Property "AS IS".

In the event that the Property was acquired through Seller's employee relocation program, Seller will provide a copy of the Seller Real Property Disclosure Form that was completed by Seller's employee at the time Seller acquired the Property but Seller makes no warranty or representation concerning the accuracy of adequacy of any Seller Real Property Disclosure Form so provided.

This Property is offered "as is" and without warranties, express or implied, with respect to the suitability or physical condition of the Property, including, but not limited to, the operating systems of the Property.

Buyer has the right to obtain professional advice and inspections of the Property to more fully determine the condition of the Property and its environmental status. .

THIS WAIVER is made this ____ day of _____, 200__.

BUYERS:

SUBSCRIBED AND SWORN to before me this __ day of _____, 200__.

Notary Public



UTILITY NOTICE

At the closing of
BUYER (s) fully understand that utility services, and the payment hereof, becomes
BUYER (s) responsibility from the closing date of _____ forward.

It is the BUYER(s) responsibility to request new service or the transfer of existing
service into their name, and supply the utility company with correct mailing address
(if different from property) along with any information they may require for their
records, effective with the date of closing. BUYER(s) further understand and agrees
to pay for any and all utility bills incurred from the date of closing forward that are not
promptly transferred appropriately.

NOTE: Gas service and electric service are handled by different companies in some
areas.

**TO TRANSFER SERVICES PLEASE CONSULT THE LOCAL TELEPHONE
DIRECTORY FOR A LISTING OF THE UTILITY COMPANIES.**

BUYER

DATE

BUYER

DATE



Fidelity National Title Agency of Nevada, Inc.

500 N. Rainbow, Suite 100, Las Vegas, NV 89107
(702)877-3003 FAX (702)942-8104

WIRING INSTRUCTIONS

TO: Fidelity National Title Agency of Nevada, Inc.
500 N. Rainbow, Suite 100
Las Vegas, NV 89107

BANK: Bank of America
275 Valencia Blvd., 2nd Floor, Brea, CA 92823

ROUTING NO: 026009593

ACCOUNT NO: Credit to Fidelity National Title Agency of Nevada, Inc. in trust for Rob-Quel Limited, LLC
account number 1235398233

PLEASE REFER TO OUR ESCROW NUMBER FT13-FT110043596

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT ESTIMATED SETTLEMENT STATEMENT	B. TYPE OF LOAN:				
	1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.
	6. FILE NUMBER: FT110043596			7. LOAN NUMBER:	
	8. MORTGAGE INS CASE NUMBER:				

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.
1.0 3/98 (FT110043596.PFD/FT110043596/11)

D. NAME AND ADDRESS OF BUYER: Rob-Quel Limited, LLC	E. NAME AND ADDRESS OF SELLER: Bank Wells Fargo National	F. NAME AND ADDRESS OF LENDER: Cash
G. PROPERTY LOCATION: 4396 Vegas Valley Drive Las Vegas, NV 89121 Clark County, Nevada	H. SETTLEMENT AGENT: Fidelity National Title Agency of Nevada, Inc. PLACE OF SETTLEMENT 500 N. Rainbow, Suite 100 Las Vegas, NV 89107	I. SETTLEMENT DATE: September 6, 2011 DISBURSEMENT DATE: September 6, 2011

J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	76,500.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	1,911.30
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/Town Taxes	to
107. County Taxes	09/06/11 to 10/01/11
108. Sewer Service	09/06/11 to 07/01/12
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	79,030.38
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204. Robert Prasad fbo buyer EMD	4,982.00
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/Town Taxes	to
211. County Taxes	to
212. Sewer Service	to
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	4,982.00
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	79,030.38
302. Less Amount Paid By/For Buyer (Line 220)	(4,982.00)
303. CASH (X FROM) (TO) BUYER	74,048.38

K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/Town Taxes	to
407. County Taxes	to
408. Sewer Service	to
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504.	
505.	
506.	
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/Town Taxes	to
511. County Taxes	to
512. Sewer Service	to
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	
602. Less Reductions Due Seller (Line 520)	()
603. CASH (X TO) (FROM) SELLER	

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyer
 Rob-Quel Limited, LLC
 BY: _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

 Fidelity National Title Agency of Nevada, Inc.
 Settlement Agent

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price \$		PAID FROM	PAID FROM
<i>Division of Commission (line 700) as Follows:</i>		BUYER'S	SELLER'S
701.		FUNDS AT	FUNDS AT
702.		SETTLEMENT	SETTLEMENT
704.			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Loan Origination Fee	% to		
802. Loan Discount	% to		
803.	to		
804.	to		
805.	to		
806.	to		
807.	to		
808.			
809.			
810.			
811.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Interest From	to @ \$ /day (days %)		
902. MIP Totlns. for LifeOfLoan	for months to		
903. Hazard Insurance Premium for	years to		
904. Flood Insurance	years		
905.			
1000. RESERVES DEPOSITED WITH LENDER			
1001. Hazard Insurance	@ \$ per		
1002. Mortgage Insurance	@ \$ per		
1003. City/Town Taxes	@ \$ per		
1004. County Taxes	@ \$ per		
1005. Sewer Service	@ \$ per		
1006. Flood Insurance	@ \$ per		
1007.	@ \$ per		
1008.	months @ \$ per month		
1100. TITLE CHARGES			
1101. Escrow Fee	to Fidelity National Title Agency of Nevada, Inc.	439.50	
1102. Escrow Fee 2nd	to		
1103. Title Examination	to		
1104. Title Insurance Binder	to		
1105. Document Preparation	to		
1106. Notary Fees	to		
1107. Attorney's Fees	to		
	<i>(includes above item numbers:)</i>		
1108. Title Insurance	to		
	<i>(includes above item numbers:)</i>		
1109. Lender's Coverage	\$		
1110. Owner's Coverage	\$		
1111.			
1112.			
1113.			
1114. Inspection Fee	to Fidelity National Title Agency of Nevada, Inc.	75.00	
1115.			
1116.			
1117.			
1118.			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Recording Fees: Deed \$ 60.00 ; Mortgage \$; Releases \$		60.00	
1202. City/County Tax/Stamps: Deed \$; Mortgage \$			
1203. State Tax/Stamps: Deed \$; Mortgage \$			
1204.			
1205.			
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Survey	to		
1302. Pest Inspection	to		
1303.			
1304.	to		
1305. See addit'l disb. exhibit	to	1,336.80	
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)		1,911.30	

Certified to be a true copy.

Buyer (s): Rob-Quel Limited, LLC

Lender: Cash

Settlement Agent: Fidelity National Title Agency of Nevada, Inc.

(702)877-3003

Place of Settlement: 500 N. Rainbow, Suite 100

Las Vegas, NV 89107

Settlement Date: September 6, 2011

Property Location: 4396 Vegas Valley Drive

Las Vegas, NV 89121

Clark County, Nevada

Additional Disbursements

Payee/Description	Note/Ref No.	Buyer
Fidelity Title fbo buyer Pad for variance		200.00
Allstate Insurance Insurance Premium		1,136.80
Total Additional Disbursements shown on Line 1305		<u>\$ 1,336.80</u>

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Buyer

Rob-Quel Limited, LLC

BY: _____

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause funds to be disbursed in accordance with this statement.

Fidelity National Title Agency of Nevada, Inc.
Settlement Agent

SIGNATURE ADDENDUM

ESCROW NO: FT13-FT110043596-PW

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

BORROWERS/BUYERS

DATE: _____

Rob-Quel Limited, LLC

SELLERS

DATE: _____

Bank Wells Fargo National

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused, or will cause, the funds to be disbursed in accordance with this statement.

SETTLEMENT AGENT

DATE: _____

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details, see Title 18 U.S. Code Sections 1001 and 1010.

WAIVER OF SETTLEMENT AGENT RESPONSIBILITY

Date: September 2, 2011
File No.: FT110043596-FT13
Settlement Agent: Fidelity National Title Agency of Nevada, Inc.
Seller: Bank Wells Fargo National
Purchaser: Rob-Quel Limited, LLC
Property: 4396 Vegas Valley Drive, Las Vegas, Nevada 89121

To: Escrow Holder

Escrow Holder is released from and shall have no liability, obligation or responsibility with respect to, (a) withholding of funds pursuant to Section 1445 of the Internal Revenue Code 1986 as amended, (b) advising the parties as to the requirements of such Section or (c) determining whether the transferor is a foreign person under such Section, acting as the Qualified Substitute or otherwise making any inquiry concerning compliance with such Section for any party to the transaction.

PURCHASER(S):

Rob-Quel Limited, LLC

BY: _____

AFFIDAVIT AND INDEMNITY AGREEMENT

TO: Fidelity National Title Agency of Nevada, Inc.
500 N. Rainbow, Suite 100
Las Vegas, NV 89107

RE: FT13-FT110043596-PW

DATE: September 2, 2011

The undersigned parties hereby acknowledge that the Escrow Agent's function is to be a disinterested third party, taking mutual instructions from the parties to a transaction for preparation of documentation to complete the principal's prior agreements.

The Escrow Agent is NOT AN ATTORNEY and CANNOT ADVISE the parties as to any legal remedy or business, tax consequences of any provision or instrument set forth or prepared in connection with this transaction. The parties hereby fully indemnify and agree to hold Escrow Holder harmless from any and all responsibility and/or liability and from any loss or damage that may be suffered in connection with the transfer of any loans of record which the purchaser may be assuming or taking title "subject to" and also in connection with determining the assumability of any and all existing loans of record if applicable.

The parties hereby instruct Escrow Agent to comply with all lender's instructions in connection with any and all existing loans of record at the close of escrow; however, the parties hereby acknowledge that after the date of close of escrow, and so long as Escrow Agent has fully complied with the lender's instructions, any and all additional requirements which lender may request in order to successfully effect the loan, will be complied with in a prompt manner directly by the undersigned parties and outside of this escrow.

DO NOT AFFIX YOUR SIGNATURE BELOW UNTIL YOU HAVE READ AND AGREED WITH THE MATTERS SET FORTH ABOVE. SHOULD YOU STILL HAVE QUESTIONS WITH REGARD TO THE ABOVE, YOU ARE ADVISED TO SEEK THE ADVISE OF AN INDEPENDENT LEGAL COUNSEL.

Bank Wells Fargo National

Rob-Quel Limited, LLC

BY: _____

BY: _____



Fidelity National Title Agency of Nevada, Inc.

500 N. Rainbow, Suite 100, Las Vegas, NV 89107
(702)877-3003 FAX (702)942-8104

TO: Pati Walter
Fidelity National Title Agency of Nevada, Inc.
500 N. Rainbow, Suite 100
Las Vegas, NV 89107

DATE: September 2, 2011
ESCROW NO.: FT13-FT110043596
PROPERTY ADDRESS:
4396 Vegas Valley Drive, Las Vegas, NV 89121

PRELIMINARY REPORT APPROVAL

I have read the Preliminary Report dated , covering the property described in your above numbered escrow, and approve the Policy of Title Insurance to be issued to me as required by my instructions to include as encumbrances therein Item Nos. 1-4, 6-12 of said report, in addition, to those specific items described in my escrow instructions or created by me.

I hereby acknowledge receipt of copy of said Preliminary Report.

Rob-Quel Limited, LLC

BY: _____



FIDELITY NATIONAL TITLE AGENCY OF NEVADA, INC.

500 N. Rainbow, Suite 100, Las Vegas, NV 89107
(702)877-3003 FAX (702)942-8104

PLEASE (1) CIRCLE THE VESTING YOU WISH
(2) INITIAL WHERE INDICATED
(3) SIGN WHERE INDICATED

TO: FIDELITY NATIONAL TITLE AGENCY OF NEVADA, INC.

DATE: September 2, 2011

ESCROW NO.: FT13-FT110043596-PW

PROPERTY ADDRESS: 4396 Vegas Valley Drive, Las Vegas, NV 89121

You are instructed and directed at the close of your above referenced escrow to VEST the undersigned, on all recording documents, as follows:

- | | Initial Here |
|---------------------------------------------------------------|--------------|
| (1) Husband and Wife | |
| Joint Tenants | _____ |
| Tenants in Common | _____ |
| Community Property/Right of Survivorship | _____ |
| (2) Domestic Partners | |
| Registered | _____ |
| Registered as joint tenants | _____ |
| Tenants in Common | _____ |
| Registered domestic partner as sole and separate | _____ |
| (3) A Single Man | _____ |
| (4) A Single Woman | _____ |
| (5) An Unmarried Man | _____ |
| (6) An Unmarried Woman | _____ |
| (7) A Widow | _____ |
| (8) A Widower | _____ |
| (9) A Married Man as his sole and separate | _____ |
| (10) A Married Woman as her sole and separate | _____ |
| (11) Tenants in Common, (please specify interest percentages) | _____ |
| _____ % _____ | |
| _____ % _____ | |
| For additional % list on separate sheet | |
| (12) Other, if other, specified vesting desired _____ | _____ |

IF THERE ARE ANY QUESTIONS REGARDING YOUR SELECTION OF VESTING, YOU ARE ADVISED TO SEEK INDEPENDENT LEGAL COUNSEL.

Rob-Quel Limited, LLC

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 161-08-211-012
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|-----------------|----------------------------------------|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Townhouse | d) <input checked="" type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes:	

- | | | | |
|-------|------------------------------------------------------|----|------------------|
| 3. a) | Total Value/Sales Price of Property | \$ | <u>76,500.00</u> |
| b) | Deed in Lieu of Foreclosure Only (value of property) | \$ | _____ |
| c) | Transfer Tax Value: | \$ | <u>76,500.00</u> |
| d) | Real Property Tax Due | \$ | <u>390.15</u> |

4. If Exemption Claimed:

- a) Transfer Tax Exemption, per NRS 375.090, Section:
- b) Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100.00%

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: _____	Capacity: <u>Grantor</u>
Signature: _____	Capacity: <u>Grantee</u>

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: Bank Wells Fargo National
Address:
City, State, Zip:

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: Rob-Quel Limited, LLC
Address:
City, State, Zip:

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

Fidelity National Title Agency of Nevada, Inc. **Escrow #: FT13-FT110043596-PW**

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

Fidelity National Title Agency of Nevada, Inc.

500 N. Rainbow, Suite 100

Las Vegas, NV 89107

AUTHORIZATION TO CLOSE ESCROW

Date: September 2, 2011

To: Fidelity National Title Agency of Nevada, Inc.

Re: Escrow No: FT13-FT110043596-PW

Previous instructions handed you in referenced escrow contained contingencies and/or conditions to be performed by and/or met by the Buyer and/or Seller prior to the closing of this escrow. You are hereby notified, directed and instructed that, except for your duties as Escrow Holder, that:

- A. All conditions precedent to the closing of this transaction for the benefit of Buyer have been met, satisfied and/or waived to the unqualified satisfaction of the Buyer.
- B. All conditions precedent to the closing of this transaction for the benefit of the Seller have been met, satisfied and/or waived to the unqualified satisfaction of the Seller.
- C. Buyer and Seller hereby authorize and direct you to proceed with the closing of this escrow upon your receipt of instruments and funds necessary to complete this transaction.
- D. Except for escrow holder's gross negligence, Buyer and Seller hereby release you from any liability and/or responsibility in connection with the sale contingencies and/or conditions, except as to any specific duties of the escrow holder relating to said contingencies and/or conditions which are set forth and required by the Agreement between the parties which is the subject of this escrow.

This authorization may be executed in any number of counterparts, each of which shall be considered as an original and effective as such.

SELLER:

BUYER:

Bank Wells Fargo National

Rob-Quel Limited, LLC

BY: _____

BY: _____



Fidelity National Title

INSURANCE COMPANY

500 N. Rainbow, Suite 100, Las Vegas, NV 89107

TEL (702)877-3003 FAX (702)942-8104

ESCROW INSTRUCTIONS

To: Fidelity National Title Agency of Nevada, Inc.
Address: 500 N. Rainbow, Suite 100, Las Vegas, NV 89107
Telephone No. (702)877-3003 Fax No. (702)942-8104

Re: Property Located at 4396 Vegas Valley Drive, Las Vegas, Nevada 89121

We hand you a copy of our executed real estate purchase agreement dated August 2, 2011, and, [if applicable] executed counter offers dated 08/26/2011, herein' the "Agreement" which together with these Escrow Instructions (and the General Provisions included herein) constitute escrow instructions which you are to use (together with any additional instructions you deem necessary) to close the transaction involving the above-referenced property, which is contemplated by the Agreement.

We understand and agree that Escrow Holder is not a party to the Agreement and is to be concerned only with those portions of the Agreement which involve conditions and/or payments and documents, customarily handled by Escrow Holder, including, without limitation, portions pertaining to financing, escrow, allocation of costs, title and vesting, prorations, property taxes, time periods, liquidated damages, general contract provisions, amendments, time periods, brokers' commissions and such other terms and conditions as may be applicable to Escrow Holder. We agree to sign any additional instructions, documents and/or forms which are necessary to complete this transaction.

We further agree that to the extent there is any inconsistency between the Agreement and these instructions (and the General Provisions included herein), these instructions shall be controlling. We authorize you to order the necessary documents and demands to provide title insurance and complete this transaction as contemplated in the Agreement. We further authorize you to forward copies of inspection reports received to us for our review and to comply with any lender's instructions you may receive. You are instructed to mail forms, documents, and other items to the entitled person at the address set out below.

Seller(s)		Buyer(s)	
Print Name	Bank Wells Fargo National	Print Name	Rob-Quel Limited, LLC
Signature	_____	Signature	_____
Date	_____	Date	_____
Address	_____ _____	Address	_____ _____

These Escrow Instructions shall be effective upon signature by all parties, delivery of the fully signed agreement and acceptance by Escrow Holder. Escrow Holder does not provide legal or tax advice and has made no

investigation or representations regarding the legal aspects of this transaction or compliance with state or federal laws regarding taxes, securities or any other matters. The parties should seek counsel for such matters from independent legal counsel and/or accounting or tax professionals.

Accepted by Fidelity National Title Agency of Nevada, Inc.

By _____

Escrow FT13-FT110043596

Date _____

Escrow Officer Pati Walter

GENERAL PROVISIONS

1. DEPOSIT OF FUNDS

Escrow is instructed to clear all funds deposited in accordance with any applicable good funds laws prior to disbursal.

All funds received in this escrow shall be deposited with other escrow funds in a general escrow account or accounts of Fidelity National Title Agency of Nevada, Inc., with any state or national bank, and may be transferred to any other such general escrow account or accounts. Said funds will not earn interest unless the instructions otherwise specifically state that funds shall be deposited in an interest-bearing account. All disbursements shall be made by check of Fidelity National Title Agency of Nevada, Inc..

Some methods of funding may subject funds to a holding period which must expire before any funds may be disbursed. In order to avoid any such delays, all funding should be done through wire transfer, certified check, cashier's or teller's check.

If for any reason funds are retained or remain in escrow following the close of escrow, you are to deduct therefrom a reasonable monthly charge as custodian thereof of not less than \$ 10.00 per month.

2. PRORATIONS AND ADJUSTMENTS

All prorations and/or adjustments called for in this escrow are to be made on the basis of a thirty (30) day month unless otherwise instructed in writing. Re-prorations, if necessitated by subsequent changes, will be made direct and outside escrow. The phrase "close of escrow" (COE or CE) as used in this escrow means the date on which documents are recorded and relates only in proration and/or adjustments unless otherwise specified. You are to use information contained on last available tax statement, rental statement as provided by the Seller, beneficiary's statement and fire insurance policy delivered into escrow for the prorations provided for herein. Tax bills issued after close of escrow shall be handled directly between buyer and seller.

3. SUPPLEMENTAL TAXES

The within described property may be subject to supplemental real property taxes as result of reevaluation by the Clark County Tax Assessor due to improvements being made or having been completed to the subject property handled in this escrow. ANY TAX BILLINGS ISSUED AFTER CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER.

4. UTILITIES/POSSESSION

Transfer of utilities and possession of the premises are to be settled by the parties directly and outside escrow.

5. RECORDATION OF INSTRUMENTS

Recordation of any instruments delivered through this escrow, if necessary or proper for the issuance of the policy of title insurance called for, is authorized,

6. AUTHORIZATION TO FURNISH COPIES

You are authorized to furnish copies of these instructions, supplements, amendments, notices of cancellation and closing statements in this escrow, to the Real Estate Broker(s) and Lenders named in this escrow.

7. AUTHORIZATION TO EXECUTE ASSIGNMENT OF HAZARD INSURANCE POLICIES

Either Buyer, Seller and/or Lender may hand you the insurance agent's name and insurance policy information, and you are to execute, on behalf of the principals hereto, form assignments of interest in any insurance policy (other than title insurance) called for in this escrow, forward assignment and policy to the insurance agent, requesting that the insurer consent to such transfer and/or attach a loss payable clause and/or such other endorsements as may be required, and forward such policy(s) to the principals entitled thereto, it is not your responsibility to verify the information handed you or the assignability of said insurance. Your sole duty is to forward said request to insurance agent at close of escrow.

Further, there shall be no responsibility upon the part of Escrow Holder to renew hazard insurance policy(s) upon expiration or otherwise keep it in force either during or subsequent to the close of escrow. Cancellation of any existing hazard insurance policies is to be handled directly by the principals, and outside of escrow.

8. PERSONAL PROPERTY

No examination or insurance as to the amount or payment of personal property taxes is required unless specifically requested.

By signing these General Provisions, the parties to the escrow hereby acknowledge that they are indemnifying the Escrow Holder against any and all matters relating to any "Bulk Sales" requirements, and instruct Escrow Agent to proceed with the closing of escrow without any consideration of matter of any nature whatsoever regarding "Bulk Sales" being handled through escrow.

9. RIGHT OF RESIGNATION

Escrow Agent has the right to resign upon written ten (10) days written notice delivered to the principals herein. If such right is exercised, all funds and documents shall be returned to the party who deposited them and Escrow Agent shall have no liability hereunder.

10. RIGHT OF CANCELLATION

Any principal instructing you to cancel this escrow shall file notice of cancellation in your office in writing. You shall, within three (3) working days thereafter, deliver, one copy of such notice to each of the other principals at the addresses stated in this escrow. UNLESS WRITTEN OBJECTION TO CANCELLATION IS FILED IN YOUR OFFICE BY A PRINCIPAL WITHIN TEN (10) DAYS AFTER DATE OF SUCH MAILING, YOU ARE AUTHORIZED TO COMPLY WITH SUCH NOTICE AND DEMAND PAYMENT OF YOUR CANCELLATION CHARGES. If written objection is filed, you are authorized to hold all money and instruments in this escrow and take no further action until otherwise directed, either by the principals' mutual written instructions, or by final order of a court of competent jurisdiction.

11. ACTION IN INTERPLEADER

The principals hereto expressly agree that you, as Escrow Agent, have the absolute right at your election to file an action in interpleader requiring the principals to answer and litigate their several claims and rights among themselves and you are authorized to deposit with the clerk of the court all documents and funds held in this escrow. In the event such action is filed, the principals jointly and severally agree to pay your cancellation charges and costs, expenses and reasonable attorney's fees which you are required to expend or incur in such interpleader action, the amount thereof to be fixed and judgment therefor to be rendered by the court. Upon the filing of such action, you shall thereupon be fully released and discharged from all obligations imposed by the terms of this escrow, 12, TERMINATION OF AGENCY OBLIGATION

If there is no action taken on this escrow within six (6) months after the "time limit date" as set forth in the escrow instructions or written extension thereof, your agency obligation shall terminate at your option and all documents, monies or other items held by you shall be returned to the parties depositing same. In the event of cancellation of this escrow, whether it be at the request of any of the principals or otherwise, the fees and charges due Fidelity National Title Agency of Nevada, Inc., including expenditures incurred and/or authorized shall be borne equally by the parties hereto (unless otherwise agreed to specifically),

13. CONFLICTING INSTRUCTIONS

Upon receipt of any conflicting instructions, you are no longer obligated to take any further action in connection with this escrow until further consistent instructions are received from the principals to this escrow (subject to sections 7,9,11 and 12 above).

14. REIMBURSEMENT ATTORNEY FEES/ESCROW HOLDER

In the event that a suit is brought by any party or parties to these escrow instructions to which the Escrow Agent is named as a party which

results in a judgment in favor of the Escrow Agent and against a principal or principals herein, the principals or principals' agent agree to pay said Escrow Agent all costs, expenses and reasonable attorney's fees which it may expend or incur in said suit, the amount thereof to be fixed and judgment therefore to be rendered by the court in said suit.

15. DELIVERY/RECEIPT

Delivery to Buyer and/or Seller as used in these instructions is to be by regular mail, and receipt is determined to be 72 hours after such mailing unless otherwise stated herein. All documents, balances and statements due to the undersigned are to be mailed to the address shown herein.

16. STATE/FEDERAL CODE NOTIFICATIONS

According to Section 1521 of the Tax Reform Act of 1986, the Seder, when applicable, will be required to complete a sales activity report that will be utilized to generate a 1099 statement to the Internal Revenue Service.

Pursuant to section 375.060 of the Nevada Revised Statutes of the State of Nevada, Principals will provide Escrow Holder with Declaration of Value prior to the close of escrow. We hereby acknowledge that lack of submission may prevent the county recorder from accepting the recordation of the document and may impact certain provisions under the Owners Policy.

Pursuant to Foreign Investors in Real Property Tax Act, the Internal Revenue Code, Sections 1445 and 6039 C, and any applicable state codes affecting the same. Buyer and Seller herein represent and warrant that they will seek and obtain independent legal advice and counsel relative to their obligations and will take all steps in order to comply with such requirements and agree to hold you harmless relative to their compliance therewith. (SALE ONLY)

17. ENCUMBRANCES

Escrow Agent is to act upon any statements furnished by a lienholder or his agent without liability or responsibility for the accuracy of such statements. Any adjustments necessary because of a discrepancy between the information furnished Escrow Agent and any amount later determined to be correct shall be settled between the parties direct and outside of escrow.

You are authorized to pay all encumbrances necessary to place title in condition called for herein, including but not limited to prepayment penalties, without further approval of the undersigned.

18. ENVIRONMENTAL ISSUES

Fidelity National Title Agency of Nevada, Inc. has made no investigation concerning said property as to environmental/toxic waste issues. Any due diligence required or needed to determine environmental impact as to forms of toxification, if applicable, will be done direct outside of escrow. {8RNAME} is released of any responsibility and/or liability in connection therewith.

19. CONSUMER CREDIT PROTECTION ACT

Anything to the contrary herein notwithstanding. Escrow Agent is hereby unconditionally relieved from any liability or responsibility whatsoever involving compliance with or adherence to Consumer Credit Protection Act (Trust in Lending) or similar law.

20. USURY

You are is not to be concerned with any questions of usury in any loan or encumbrance involved in the processing of this escrow and is hereby released of any responsibility or liability therefore.

21. DISCLOSURE

Your knowledge of matters affecting the property, provided such facts do not prevent compliance with these instructions, does not create any liability or duty in addition to these instructions.

22. CLARIFICATION OF DUTIES

Fidelity National Title Agency of Nevada, Inc. serves ONLY as an Escrow Agent ONLY in connection with these instructions and cannot give legal advice to any party hereto.

THIS AGREEMENT IN ALL PARTS APPLIES TO. INURES TO THE BENEFIT OF, AND BINDS ALL PARTIES HERETO, THEIR HEIRS, LEGATEES, DEVISEES, ADMINISTRATORS, EXECUTORS, SUCCESSORS AND ASSIGNS, AND WHENEVER THE CONTEXT SO REQUIRES THE MASCULINE GENDER INCLUDES THE FEMININE AND NEUTER, AND THE SINGULAR NUMBER INCLUDES THE PLURAL. THESE INSTRUCTIONS AND ANY OTHER AMENDMENTS MAY BE EXECUTED IN ANY NUMBER OF COUNTERPARTS, EACH OF WHICH SHALL BE CONSIDERED AS AN ORIGINAL AND BE EFFECTIVE AS SUCH.

MY SIGNATURE HERETO CONSTITUTES INSTRUCTION TO ESCROW HOLDER OF ALL TERMS AND CONDITIONS CONTAINED IN THIS AND ALL PRECEDING PAGES AND FURTHER SIGNIFIES THAT (HAVE READ AND UNDERSTAND THESE GENERAL PROVISIONS.

Property Account Inquiry - Summary Screen

New Search	Recorder	Treasurer	Assessor	Clark County Home
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Parcel ID	161-08-211-012	Tax Year	2012	District	340	Rate	2.9328
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Situs Address:	4396 VEGAS VALLEY DR SUNRISE
Legal Description:	ASSESSOR DESCRIPTION: VEGAS VALLEY TWNHS UNIT #2 PLAT BOOK 25 PAGE 26 LOT 20 BLOCK 1 GEOID: PT SW4 NW4 SEC 08 21 62

Status: <input type="checkbox"/> Active <input type="checkbox"/> Taxable	<table border="1" style="width: 100%;"> <tr><th colspan="2">Property Characteristics</th></tr> <tr><td>Tax Cap Increase Pct.</td><td style="text-align: center;">6.3</td></tr> <tr><td>Tax Cap Limit Amount</td><td style="text-align: center;">1934.43</td></tr> <tr><td>Tax Cap Reduction</td><td style="text-align: center;">0.00</td></tr> <tr><td>Land Use</td><td style="text-align: center;">1-40: FOUR- PLEX</td></tr> <tr><td>Cap Type</td><td style="text-align: center;">Other</td></tr> <tr><td>Supplemental Tax</td><td style="text-align: center;">0.00</td></tr> </table>	Property Characteristics		Tax Cap Increase Pct.	6.3	Tax Cap Limit Amount	1934.43	Tax Cap Reduction	0.00	Land Use	1-40: FOUR- PLEX	Cap Type	Other	Supplemental Tax	0.00	<table border="1" style="width: 100%;"> <tr><th colspan="2">Property Values</th></tr> <tr><td>Land</td><td style="text-align: center;">14000</td></tr> <tr><td>Improvements</td><td style="text-align: center;">44815</td></tr> <tr><td>Total Assessed Value</td><td style="text-align: center;">58815</td></tr> <tr><td>Net Assessed Value</td><td style="text-align: center;">58815</td></tr> <tr><td>Exemption Value New Construction</td><td style="text-align: center;">0</td></tr> <tr><td>New Construction - Supp Value</td><td style="text-align: center;">0</td></tr> </table>	Property Values		Land	14000	Improvements	44815	Total Assessed Value	58815	Net Assessed Value	58815	Exemption Value New Construction	0	New Construction - Supp Value	0	<table border="1" style="width: 100%;"> <tr><th colspan="2">Property Documents</th></tr> <tr><td>2011051101810</td><td style="text-align: center;">5/11/2011</td></tr> <tr><td>2007121403156</td><td style="text-align: center;">12/14/2007</td></tr> <tr><td>2007121403156</td><td style="text-align: center;">12/14/2007</td></tr> <tr><td>2003102401065</td><td style="text-align: center;">10/24/2003</td></tr> <tr><td>02013002589</td><td style="text-align: center;">1/30/2002</td></tr> </table>	Property Documents		2011051101810	5/11/2011	2007121403156	12/14/2007	2007121403156	12/14/2007	2003102401065	10/24/2003	02013002589	1/30/2002
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Role	Name	Address	Since	To
Owner	BANK WELLS FARGO N A	4101 WISEMAN BLVD , SAN ANTONIO, TX 78251-4200 UNITED STATES	5/21/2011	Current
Owner	BANK WELLS FARGO N A	4101 WISEMAN BLVD , SAN ANTONIO, TX 78251-0000 UNITED STATES	5/13/2011	5/20/2011
Owner	ALTAMIRANO MARIA	1480 BLEDSOE LN , LAS VEGAS, NV 89110-1614 UNITED STATES	12/22/2007	5/12/2011
Owner	GONZALEZ CERVONDO	1480 BLEDSOE LN , LAS VEGAS, NV 89110-1614 UNITED STATES	12/22/2007	5/12/2011
Owner	ALTAMIRANO MARIA	1480 BLEDSOE LN , LAS VEGAS, NV 89110-0000 UNITED STATES	12/20/2007	12/21/2007
Owner	GONZALEZ CERVONDO	1480 BLEDSOE LN , LAS VEGAS, NV 89110-0000 UNITED STATES	12/20/2007	12/21/2007
Owner	ALTAMIRANO MARIA	684 N FOGG ST , LAS VEGAS, NV 89110-4032 UNITED STATES	1/20/2007	12/19/2007
Owner	ALTAMIRANO MARIA	684 N FOGG ST , LAS VEGAS, NV 89110-0000 UNITED STATES	1/8/2007	1/19/2007
Owner	ALTAMIRANO MARIA	3828 CONNIE AVE , LAS VEGAS, NV 89115-4208 UNITED STATES	11/3/2003	1/7/2007
Owner	ALTAMIRANO MARIA	3828 CONNIE AVE , LAS VEGAS, NV 89115-4208 UNITED STATES	7/1/2002	11/2/2003
Owner	GONZALEZ CERVONDO	3828 CONNIE AVE , LAS VEGAS, NV 89115-4208 UNITED STATES	7/1/2002	11/2/2003
Owner	GONZALES CERVONDO	3828 CONNIE AVE , LAS VEGAS, NV 89115-4208 UNITED STATES	7/1/2001	6/30/2002
Owner	GONZALEZ MARIA	3828 CONNIE AVE , LAS VEGAS, NV 89115-4208 UNITED STATES	7/1/2001	6/30/2002
Owner	GONZALES CERVONDO	3828 CONNIE AVE , LAS VEGAS, NV 89115-4208 UNITED STATES	7/1/2000	6/30/2001
Owner	GONZALEZ MARIA	3828 CONNIE AVE , LAS VEGAS, NV 89115-4208 UNITED STATES	7/1/2000	6/30/2001

Summary	
Item	Amount
Taxes as Assessed	\$1,724.93
Less Cap Reduction	\$0.00

Net Taxes	\$1,724.93
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Detail of Amount Due

Year	Charge Category	District	Charge	Minimum Due	Balance Due
2012	Property Tax Principal	340	\$1,724.93	\$431.23	\$862.46
2012	Sanitation - Delinq	SANCOLL	\$475.77	\$0.00	\$0.00
2012	Las Vegas Artesian Basin	WATLV	\$0.93	\$0.00	\$0.00
TOTAL Due as of 9/2/2011			\$2,201.63	\$431.23	\$862.46

Payment Posted	Receipt No.	Due Charges	Amount Paid
9/1/2011	22861408	\$1,293.69	\$431.23
7/15/2011	22085863	\$2,201.63	\$907.94
3/2/2011	21534623	\$454.95	\$454.95
1/7/2011	21368202	\$909.90	\$454.95
10/1/2010	20341001	\$1,364.85	\$454.95
8/12/2010	19770581	\$1,819.78	\$454.93
3/1/2010	18935272	\$603.84	\$603.84
12/31/2009	18316121	\$1,207.68	\$603.84
10/1/2009	17769649	\$1,811.52	\$603.84
8/14/2009	17230832	\$2,415.37	\$603.85
2/27/2009	16330399	\$617.35	\$617.35
1/2/2009	15780170	\$1,234.70	\$617.35
10/2/2008	15000939	\$1,852.05	\$617.35
8/14/2008	14463430	\$2,469.40	\$617.35
1/14/2008	13525896	\$571.62	\$571.62
12/18/2007	12989095	\$1,143.24	\$571.62
10/8/2007	12873856	\$1,714.86	\$571.62
8/24/2007	12247323	\$2,286.48	\$571.62
3/9/2007	11512867	\$554.97	\$554.97
1/4/2007	10870684	\$1,109.94	\$554.97
10/9/2006	10302348	\$1,664.91	\$554.97
8/23/2006	9690973	\$2,219.88	\$554.97
3/8/2006	8878838	\$513.86	\$513.86
1/5/2006	8373354	\$1,027.72	\$513.86
10/5/2005	7592610	\$1,541.58	\$513.86
8/29/2005	7436419	\$2,055.44	\$513.86
3/11/2005	6685228	\$1,005.58	\$1,005.58
11/18/2004	5818539	\$1,007.08	\$21.22
10/22/2004	5793703	\$1,991.42	\$985.16
4/23/2004	4668075	\$930.37	\$930.37
10/8/2003	3558352	\$1,304.25	\$434.75
8/19/2003	3009288	\$1,738.98	\$434.73
3/5/2003	2438557	\$420.00	\$420.00
1/9/2003	2106973	\$840.00	\$420.00
10/9/2002	1610667	\$1,260.00	\$420.00
8/28/2002	1411786	\$1,680.32	\$420.32
8/20/2001	431486	\$1,613.60	\$1,613.60

8/21/2000	431485	\$2,119.74	\$2,119.74
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NOTE: For Fiscal Tax Year 2002, and prior, only the total tax year amount charged, and total tax year amount paid is displayed. The Receipt Date for 2002, and prior, is the last date during the tax year for which charges were placed on the property account.