

03/12/2007

04:34 PM

Recording requested By
USALANDSALE.COM LLC

Fee: **\$15.00** Page 1 of 2
RPTT. \$40.95 Recorded By: FES
Book- 0453 Page- 0223

Recording Requested by:
USALANDSALE, LLC

Mail Tax Statements To:
Liliana Avincola
24124 Welby Way
West Hill, CA 91307



THIS INDENTURE WITNESSETH: That **USALANDSALE.COM LLC**, a Florida Limited Liability Company, Grantor, in consideration of \$10,195.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LILIANA AVINCOLA**, Grantee, and to the heirs and assigns of such Grantee forever, al that real property situated in County of **Eureka**, State of Nevada, bounded and described as:

Together with all and singular and tenements, hereditaments and appurtenances thereunto belonging or anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE: 3/5/07

USALANDSALE.COM LLC

BY: Mark Goitein

State of New Jersey)
) ss
County of Burlington)

The instrument was acknowledged before me on 3/5/07, by Mark Goitein.

Notary Public

ANNIE F. BERKOWITZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires on 4-17-2011

EXHIBIT "A"

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

Lot 7, Block 14 of CRESCENT VALLEY RANCH AND FARMS UNIT NO. 3 according to the official map thereof, filed in the Office of the County of Recorder of Eureka County, State of Nevada.

EXCEPTING THEREFROM, all petroleum, oil, natural gas and products derived therefrom, within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed recorded September 24, 1951, in Book 24 of Deeds at page 168, Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM, any and all oil rights, lying in and under said land as reserved by NEVADA TITLE GUARANTY COMPANY in Deed recorded July 15, 1969, in Book 29, page 521, and October 12, 1967, in Book 20, page 520, Official Records, Eureka County, Nevada.

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 003-034-06
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 _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

DOC # DV-208196

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Official Record

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USALANDSALE.COM LLC

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$15.00

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\$ 10,195.00
\$ 40.95
\$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9/12

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 _____ Capacity President

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: USALANDSALE.COM LLC
Address: 1146 Celebration Blvd
City: Celebration
State: FL Zip: 34747

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: LILIANA AVINCOLA
Address: 24124 Derby Way
City: West Hill
State: CA Zip: 91307

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

Print Name: USALANDSALE.COM Escrow #: _____
Address: _____
City: LLC State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED