

APN: 005-050-34

RECORDING REQUESTED BY:  
USALANDSALE, LLC  
P.O. Box 470176  
Celebration, FL 34747

WHEN RECORDED MAIL TO:  
Michael Romont  
1208 Tacoma Drive  
Dalton, GA 30720

MAIL TAX STATEMENTS TO:  
Michael Romont  
1208 Tacoma Drive  
Dalton, GA 30720

**DOC # 0213804**

09/18/2009 01:15 PM

**Official Record**

Recording requested By  
WARONKER FAMILY LAND TRUST

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$17.55 Recorded By: LLH  
Book- 0492 Page- 0049



0213804

FOR RECORDER'S USE ONLY

**WARRANTY DEED**

THIS INDENTURE WITNESSETH: That **USALANDSALE, LLC f/k/a USALANDSALE.COM, LLC**, P.O. Box 470176, Celebration, FL 34747

FOR A VALUBALE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to: **Michael Romont**, 1208 Tacoma Drive, Dalton, GA 30720

all that real property situated in the County of Eureka, State of Nevada, described as follows:

**NW ¼ of the SE ¼ of Section 29 Township 31 North Range 48 East, M.D.B. & M. Eureka County, NV**

**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, Page 168, Deed Records, Eureka County, Nevada.**

IT IS THE EXPRESS INTENT OF THE GRANTOR, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and apputenances thereunto, belonging or in anywhere appertaining.

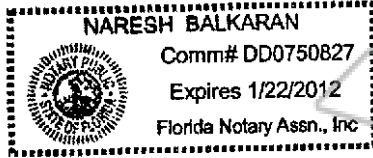
USALANDSALE, LLC

Mark Geitein, Managing Member

STATE OF Florida )  
 ) SS  
COUNTY OF Osceola )

This instrument was acknowledged before me on September<sup>16th</sup> 2009, by Mark Gatten.

Naresh B  
Notary Public



COPY

STATE OF NEVADA  
DECLARATION OF VALUE FORM

DOC # DV-213804

09/18/2009 01:15 PM

Official Record

1. Assessor Parcel Number(s)  
 a. 005-050-34  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

Recording requested By  
WARONKER FAMILY LAND TRUST

Eureka County - NV

Mike Rebaleati - Recorder

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

Page 1 of 1      Fee: \$15.00  
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Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property  
 b. Deed in Lieu of Foreclosure Only (value of property)  
 c. Transfer Tax Value:  
 d. Real Property Transfer Tax Due

\$ 4,071.00  
 \_\_\_\_\_  
 \$ \_\_\_\_\_  
 \$ 17.55

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 \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

Print Name: Usalansale, LLC  
 Address: PO Box 470176  
 City: Celebration  
 State: FL Zip: 34747

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

Print Name: Michael Rowant  
 Address: 1208 Tacoma Drive  
 City: Dalton  
 State: GA Zip: 30720

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED