

DOC # 0224899

09/27/2013

09:03 AM

Official Record

Recording requested By  
JAMIE PRITCHETT

Eureka County - NV  
Mike Rebaleati - Recorder

Fee: \$17.00 Page 1 of 4  
RPTT: \$99.45 Recorded By: FES  
Book- 555 Page- 0112



**SPECIAL WARRANTY DEED**

FILED FOR RECORD AT REQUEST OF:

Jamie Pritchett

WHEN RECORDED RETURN TO:

Jamie Pritchett

P.O. Box 975

Eureka, Nev, 89316

Tax Parcel #:

001-022-11

Send Subsequent Tax Bills to:

Jamie Pritchett, P.O. Box 975, Eureka, Nevada

Drafted By:

JoEd Lino

THIS SPACE PROVIDED FOR RECORDER'S USE

**WARRANTY DEED**

For and in consideration of \$10.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ~~Karen JoEd Lino a single woman~~ <sup>AKA JoEd Lino a single woman</sup>, not married of 4 Crowflock, Simpsonville, Sc 29680, (the "Grantor"), conveys and warrants to Jamie Pritchett, married of P.O. Box 975 Eureka, Nev 89316, (the "Grantee"), the following described real estate (the "Premises"), situated in the County of Eureka County, Nevada, Nevada, together with all after acquired title of the Grantor in the Premises:

~~Lot 13, Block C of Ruby Hill Estates, Eureka, Nevada.~~

*See attached exhibit "A"*

~~Being all or part of the same property described in the County Register's Deed Book Book 319,~~

Page Page 580.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

## Grantor Acknowledgment

STATE OF SOUTH CAROLINA )

) ss.

COUNTY OF Greenville )

Before me, Raja B. Munawar, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Karen JoEd Lino, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this warranty deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act on behalf of the Grantor.

Witness my official seal this the 23 day of September, 2013.

[Signature]  
Notary Public for State of South Carolina  
County of Greenville

My commission expires: My Commission Expires  
March 6th, 2019

## Grantee Acknowledgment

State of Nevada )

) ss.

County of Eureka )

On this day personally appeared before me Jamie Pritchett, the "Grantee", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this warranty deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26<sup>th</sup> day of Sept., 20 13.

Kathy Bacon-Bowling  
NOTARY PUBLIC in and for the State of Nevada

County of Eureka

Residing at Eureka County Assessor

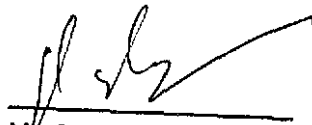
My commission expires May 11, 2015



TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee and the Grantee's heirs and assigns, forever in fee simple.

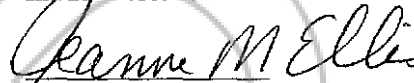
AND, the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend, all and singular, the said Premises unto the said Grantee and the Grantee's heirs and assigns, against the Grantor's successors and assigns, and all persons whomsoever now and hereafter lawfully claiming, or to claim the same or any part of the Premises.

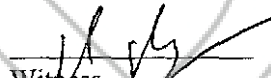
DATED: September 23, 2013

  
My Commission Expires  
March 6th, 2019

  
Karen JoEd Lino

Signed, Sealed and Delivered  
In the Presence of:

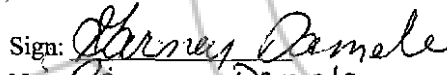
  
Witness

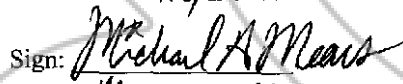
  
Witness

IN WITNESS WHEREOF this deed was executed by the Grantee on this 26<sup>th</sup> day of September, 2013.

Signed, Sealed and Delivered  
In the Presence of:

  
Jamie Pritchett

Sign:   
Name: Garney Demele

Sign:   
Name: MICHAEL A MEARS



## EXHIBIT "A" LEGAL DESCRIPTION

Parcel 20 as shown on that certain Parcel Map for David A. Pastorino filed in the office of the County Recorder of Eureka County, State of Nevada, on April 24, 1989, as File No. 127110, being a portion of Lot 13, Block C of Ruby Hill Estates Subdivision, according to the official map thereof, filed in the office of the County Recorder of Eureka County, State of Nevada, on October 5, 1984, as File No. 96135 and amended May 15, 1985, as File No. 98941.

EXCEPTING THEREFROM all uranium, thorium or any other material which is or maybe determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value in and under said land reserved by the United States of America, in Patent recorded December 19, 1947, in Book 23, Page 226, Deed Records, Eureka County, Nevada.



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STATE OF NEVADA  
DECLARATION OF VALUE FORM

## 1. Assessor Parcel Number(s)

a) 001-022-11  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

Recording requested By  
JAMIE PRITCHETT

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 1 Fee: \$17.00  
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## 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 RECORD  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

## 3. Total Value/Sales Price of Property

\$25,397.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due

\$99.45

## 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 Jamie Pritchett Capacity Buyer

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**Print Name: Jo Ed Lino  
Address: 4 Crowflock  
City: Simsonville  
State: S.C. Zip: 29680**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**Print Name: Jamie Pritchett  
Address: P.O. Box 975  
City: Eureka  
State: Nevada Zip: 89316**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_