

A.P.N.: 001-230-21
File No. 151-2464301 (TO)
R.P.T.T.: \$549 90

DOC# 227506

06/05/2014 03 01PM

Official Record

Requested By
FIRST AMERICAN TITLE ELKO

Eureka County - NV

Mike Rebaletti - Recorder

Page: 1 of 2 Fee \$15 00
Recorded By LH RPTT \$549 90
Book- 0566 Page- 0300

When Recorded Mail To: Mail Tax Statements To
David Itza and Kristine Itza
P.O. Box 578
Battle Mountain, NV 89820



0227506

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Emerald Land Company, LLC, a Nevada limited liability company, formerly known as
BMD, LLC

do(es) hereby *GRANT, BARGAIN and SELL* to

David Itza and Kristine Itza, husband and wife as joint tenants with right of survivorship

the real property situate in the County of Eureka, State of Nevada, described as follows.

**LOT 21, EUREKA CANYON SUBDIVISION PHASE 1 STAGE 1, ACCORDING TO THE MAP
THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY,
NEVADA ON JULY 2, 2012 AS FILE NUMBER 220732.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 04/11/2014

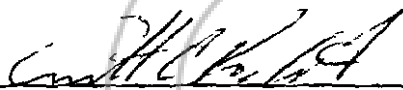
**Emerald Land Company, LLC, a Nevada
limited liability company, formerly known as
BMD, LLC**



By **Kirk A. Johnson, Manager**

STATE OF **NEVADA**)
 : ss.
COUNTY OF **LANDER**)

This instrument was acknowledged before me on *Annette May 29, 2014* by
**Emerald Land Company, LLC, a Nevada limited liability company/formerly known as
BMD, LLC, By: Kirk A. Johnson, Manager**



Notary Public
(My commission expires: *01-27-16*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April
11, 2014** under Escrow No **151-2464301**.



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STATE OF NEVADA
DECLARATION OF VALUE

DOC# DV-227506

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1 Assessor Parcel Number(s)

- a) 001-230-21
- 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
- i) Other _____

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

- 3 a) Total Value/Sales Price of Property \$141,000 00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value \$141,000 00
- d) Real Property Transfer Tax Due \$549 90

4 **If Exemption Claimed:**

- a Transfer Tax Exemption, per 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]
Signature _____

Capacity Agent
Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name Emerald Land Company
Address P O Box 2435
City Gardnerville
State NV Zip 89410

Print Name Itza
Address P O Box 578
City Battle Mountain
State NV Zip 89820

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

First American Title Insurance
Print Name Company
Address 526 Idaho Street
City Elko

File Number 151-2464301 TO/TO
State NV Zip 89801

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