

DOC# 231974

09/27/2016

09:16AM

Official Record

Requested By
LAND SALES, LLC

Eureka County - NV

Lisa Hoehne - Acting Recorder

Page: 1 of 4 Fee: \$17.00

Recorded By LH RPTT: \$9.75

Book- 0596 Page- 0031



0231974

APN# 003-043-04

Recording Requested by and Return To:

Name: Land Sales, LLC

Address: 522 S. Hunt Club Blvd, Ste 566

City/State/Zip: Apopka, FL 32703

Deed and Declaration of Value Form

(Title of Document)

APN: 003-043-04

Return document and send tax statements to:

Land Sales, LLC
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703-4960
844-547-2274

WARRANTY DEED

WARRANTY DEED, made this 21st day of September, 2016, by and between:

Darin Wright
4901 Kona Dr, Apt C
Huntington Beach, CA 92649

("grantor(s)", and

Land Sales, LLC, a Florida Limited Liability Company, sole owner
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703-4960

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: \$2,100

Two Thousand One Hundred Dollars and Zero Cents

The receipt and sufficiency of which is hereby Acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Eureka State of Nevada, described as follows (enter legal description):

Legal Description: Lot 1 of Block 15 of Crescent Valley Ranch & Farms Unit 3 as platted of record in Eureka County, Nevada TP #3 043 04

Source of Title: Deed from Cattlemen's Title Guarantee Company to Grantee Darin Wright on April 10th, 1992, located in the recorders office of Eureka County, Nevada. Book 233, Page 523, File # 140675.



Also known as street and number:

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Signature: Darin Wright

Print name: Darin Wright

Capacity: Grantor

Signature: _____

Print name: _____

Capacity: _____

Signature: _____

Print name: _____

Capacity: _____

Signature: _____

Print name: _____

Capacity: _____

STATE OF _____

COUNTY OF _____

SEE BACK FOR NOTARY. ACKNOWLEDGEMENT

This instrument was acknowledged before me on the _____ day of _____, 20____, by

Notary Public

[SEAL]

Print name

My commission expires: _____

ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this Certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

} SS.

On 21ST SEPTEMBER, 2016, before me, JIGNESH DADHMANIA, Notary Public.

DATE

personally appeared DARIN WRIGHT, who proved to me on the

basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER
☐ PARTNER(S)
☐ ATTORNEY IN-FACT
☐ GUARDIAN/CONSERVATOR
☐ SUBSCRIBING WITNESS
☐ OTHER:

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED

TITLE OR TYPE OF DOCUMENT

THREE PAGES

NUMBER OF PAGES

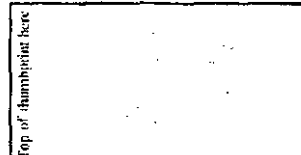
09-21-2016

DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC# DV-231974

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Page: 1 of 1

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1. Assessor Parcel Number(s)

a. 003-043-04

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. a. Total Value/Sales Price of Property

\$ 2,100

b. Deed in Lieu of Foreclosure Only (value of property)

(0)

c. Transfer Tax Vaule

\$ 2,100

d. Real Property Transfer Tax Due

\$ 9.75

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 %

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 the 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: Grantee

Signature:

Capacity:

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Darin Wright

Address: 4901 Kona Dr, Apt C

City: Huntington Beach

State: CA Zip: 92649

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Land Sales, LLC

Address: 522 S. Hunt Club Blvd, Suite 566

City: Apopka

State: FL Zip: 32703

COMPANY REQUESTING RECORDING

Print Name:

Escrow #:

Address:

City:

State:

Zip:

As a public record this form may be recorded/microfilmed