

APN: 003-244-05

Return document and send tax statements to:

Victor D. Reynolds II
428 Yale St
San Francisco, CA
94134

DOC# 232304

12/22/2016

08:51AM

Official Record

Requested By
VICTORSVACANTLAND

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 2 Fee: \$40.00

Recorded By CH RPTT: \$1.95

Book- 0598 Page- 0065



0232304

WARRANTY DEED

WARRANTY DEED, made this 28th day of November , 2016 , by and between:

Bart Landuyt
Whose Address is
Daverlostraat 147
8310 Assebroek, Belgium 8310

("grantor(s)", and

Victor D. Reynolds II
428 Yale St
San Francisco, CA 94134

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: \$188

one hundred eighty eight 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):

Lots 9 Block V of Nevelco Inc. Unit #2 According to the Plat Thereof, Recorded September 24, 2012 On Book # 3, Page #22 In the Office of the County Recorder of Eureka County, Nevada.

Also known as street and number:

T29N,R48E SEC. 15 LOT 9

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:

Barth Landry

20 DEC 2016

Signature: _____

Signature: _____

Print name: _____

Print name: _____

Capacity: _____

Capacity: _____

Signature: _____

Signature: _____

Print name: _____

Print name: _____

Capacity: _____

Capacity: _____

STATE OF KINGDOM OF BELGIUM
COUNTY OF CITY OF BRUSSELS
EMBASSY OF THE UNITED STATES OF AMERICA SS.

This instrument was acknowledged before me on the 20th day of December, 2016, by

Barth-Georges Landry - one (1) person.

~~Notary Public~~

[SEAL]

Print name

My commission expires:

Alexandre J. Cottin

Vice-Consul of the
United States of America

Commission expiration
date: not applicable

Deeds.com Uniform Conveyancing Blanks Pg. 2

This document consists of 2 pages,
each initialed by the affiant/grantor.



232304

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Page: 66 2 of 2

STATE OF NEVADA
DECLARATION OF VALUE FORM

Official Record

Requested By
VICTORSVACANTLAND

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 1

Fee: \$40.00

Recorded By CH

PRTT: \$1.95

1. Assessor Parcel Number(s)

- a) 003-244-05
 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 _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 188

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

Transfer Tax Value: \$

Real Property Transfer Tax Due \$ 1.95

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 Victor D Reynolds Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Bart LANDUYT
 Address: DAVERLOSTRAAT 147
 City: 8310 ASSEBROEK, BELGIUM 8310
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Victor reynolds
 Address: 428 yale st
 City: san francisco
 State: ca Zip: 94134

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