

**DOC # 0232324**

01/03/2017

03:30 PM

**Official Record**

Recording requested By  
JEFFREY WEINBERG

**Eureka County - NV**

**Lisa Hoehne - Recorder**

Fee: \$15.00

Page 1 of 2

RPTT: \$11.70

Recorded By: CH

Book- 598 Page- 0096



0232324

APN: 003-193-01

**Return document and send tax statements to:**

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

**WARRANTY DEED**

WARRANTY DEED, made this 15th day of November , 2016 , by and between:

JEFFERY WEINBERG  
Whose Address is  
PO BOX 445  
DOLAN SPRINGS, AZ. 86441

("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: \$800  
eight 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):

Lot 31 of Nevelco Inc. Unit #1 According to the Plat Thereof, Recorded October 19 2007, On Book # 3, Page #19 In the Office of the County Recorder of Eureka County, Nevada.

Also known as street and number:  
T29N,R48E SEC. 15

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:

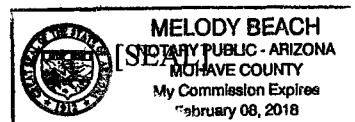
Signature: [Signature] Signature: \_\_\_\_\_  
Print name: JEFFREY WEINBERG Print name: \_\_\_\_\_  
Capacity: CORANTOR Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
Print name: \_\_\_\_\_ Print name: \_\_\_\_\_  
Capacity: \_\_\_\_\_ Capacity: \_\_\_\_\_

STATE OF Arizona  
COUNTY OF Mohave

This instrument was acknowledged before me on the 19<sup>th</sup> day of Dec, 2016, by  
Jeffrey L. Weinberg

Melody Beach  
Notary Public  
Melody Beach  
Print name  
My commission expires: Feb. 8, 2018



DOC # DV-232324

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Official Record

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
JEFFREY WEINBERG

Eureka County - NV

Lisa Hoehne - Recorder

Page 1 of 1 Fee: \$15.00

Recorded By: CH RPTT: \$11.70

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1. Assessor Parcel Number(s)

- a. 003-193-01  
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 RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 800.00

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

c. Transfer Tax Value: \$ 2731.00

d. Real Property Transfer Tax Due \$ 11.70

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 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 Jeffrey Weinberg Capacity: seller

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

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Jeffrey L. Weinberg

Address: PO Box 445

City: Dolan Springs

State: Arizona Zip: 86441

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Victor D. Reynolds II

Address: 428 Yale Street

City: San Francisco

State: California Zip: 94134

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

Print Name: seller

Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED