

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: [Handwritten 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 19th day of Dec, 2016, by Jeffrey L. Weinberg

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



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
Book- 598 Page- 0096

- 1. Assessor Parcel Number(s)
a. 003-193-01
b.
c.
d.

- 2. Type of Property:
a. [x] 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 [Signature] Capacity: seller
Signature Capacity:

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Jeffrey L. Weinberg
Address: PO Box 445
City: Dolan Springs
State: Arizona Zip: 86441

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: