

DOC# 232577
01/30/2017 08:39AM

Official Record

Requested By
VICTORSVACANTLAND

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 2 Fee: \$16.00

Recorded By CH RPTT: \$5.85

Book- 0598 Page- 0403



0232577

APN: 005-420-55

Return document and send tax statements to:

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

WARRANTY DEED

WARRANTY DEED, made this 20th day of January , 2017 , by and between:

SHAWN R. GODARD
Whose Address is
37 SWALLOW TRAIL
FAIRFIELD, PA 17320

("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: \$1200

One thousand two 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):

Section 1, T21N, R48E MDB&M SW4 of Lot 3, Created from split of Parcel 05-420-51 According to the Plat Thereof, Recorded July 31 2007 On Book # 5, Page #42 In the Office of the County Recorder of Eureka County, Nevada.

Also known as street and number:
T29N,R48E SEC. 1 SW4 LOT 3

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: Shawn R. Godard
Print name: SHAWN R. GODARD
Capacity: Seller

Signature: Brenda Ransburg
Print name: Brenda Ransburg
Capacity: Witness

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

STATE OF Maryland
COUNTY OF Frederick

This instrument was acknowledged before me on the 26 day of January, 2017, by Shawn Godard, known personally

Michele L. Merico
Notary Public
Michele L. Merico
Print name
My commission expires: 3-08-2018

[SEAL]

MICHELE L MERICO
Notary Public-Maryland
Frederick County
My Commission Expires
3-08-2018



232577

STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC# DV-232577

01/30/2017

08:39AM

Official Record

Requested By
VICTORSVACANTLAND

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 1

Fee: \$16.00

Recorded By CH

PRTT: \$5.85

1. Assessor Parcel Number(s)

- a) 005-420-55 _____
- 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

\$ 1200

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$ _____

Real Property Transfer Tax Due

\$ 5.85

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 II Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: SHAWN R. GODARD
Address: 37 SWALLOW TRAIL
City: FAIRFIELD
State: PA Zip: 17320

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Victor D Reynolds II
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