

APN: 005-230-19

Return document and send tax statements to:

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

DOC# 232593

02/03/2017

08:05AM

Official Record

Requested By
VICTORSVACANTLAND

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 2 Fee: \$15.00
Recorded By CH RPTT: \$15.60
Book- 0599 Page- 0103



0232593

WARRANTY DEED

WARRANTY DEED, made this 23rd day of January , 2017 , by and between:

BETTY ECKER
Whose Address is
16520 W FLORA LANE
SURPRISE, AZ 85387

("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: \$924.00

Nine hundred twenty four 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 27, T30N, R48E MDB&M S2NW4SW4 According to the Plat Thereof, Recorded November 17, 1986, On Book # 5, Page #23 In the Office of the County Recorder of Eureka County, Nevada.

Also known as street and number:
T30N,R48E SEC. 27 S2NW4SW4

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: <u>Betty Ecker</u>	Signature: _____
Print name: <u>BETTY ECKER</u>	Print name: _____
Capacity: <u>Grantor</u>	Capacity: _____
Signature: _____	Signature: _____
Print name: _____	Print name: _____
Capacity: _____	Capacity: _____

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me on the 30 day of January, 2017, by

Betty Ecker

Ashley Siemens

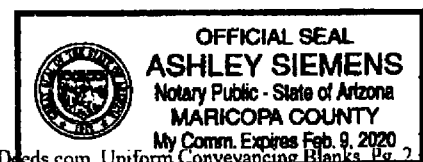
Notary Public

Ashley Siemens

Print name

My commission expires: 09 Feb 2020

[SEAL]



232593

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a) 005-230-19
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 _____

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FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property \$ 924.00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due \$ 3.90

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: Betty Ecker
Address: 16520 W FLORA LANE
City: SURPRISE
State: AZ Zip: 85387

**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