

Official Record

Recording requested By  
AMERICAN DREAM LANDS LLC

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$14.00

Page 1 of 1

RPTT: \$79.95

Recorded By: CH

Book- 601 Page- 0153

QUITCLAIM DEED

APN: 005-270-18

Mail tax statements to and after recording mail to:

Name: Halit and Besnik Osmani

Address: 7262 Via Amorita

City/State/Zip: Downey, CA 90241



THIS QUITCLAIM DEED, Executed this 10<sup>th</sup> day of May 2017,

by first party, American Dream Lands LLC,

whose post office address is, 1712, Flagstaff, AZ 86002

to second party, Halit Osmani and Besnik Osmani,

whose mailing address is, 7262 Via Amorita, Downey, CA 90241

WITNESSETH, That the said first party, for good consideration and for the sum of \$ ten dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel(s) of land, and improvements and appurtenances thereto in the County of Eureka, State of Nevada, to wit:

THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 49 EAST, MOUNT DIABLO BASE AND MERIDIAN.

Parcel Number **005-270-18**

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

American Dream Lands LLC

By: Joseph Zilfi, Managing Member

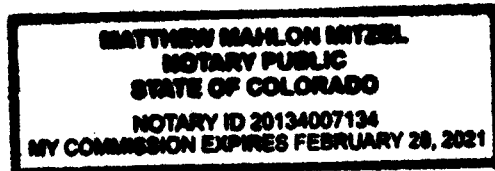
*Joseph Zilfi*  
Joseph Zilfi

STATE OF COLORADO}  
COUNTY OF GARFIELD}

On the 10<sup>th</sup> of MAY 2017, personally appeared American Dream Lands LLC by Joseph Zilfi, managing member the signer of the within instrument, who duly acknowledged to me that he executed the same.

Signature of Notary

*Matthew Mahlon Mitzel*



Recording requested By  
AMERICAN DREAM LANDS LLC

Eureka County - NV

Lisa Hoehne - Recorder

Page 1 of 1 Fee: \$14.00  
Recorded By: CH RPTT: \$79.95  
Book- 601 Page- 0153

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) \_\_\_\_\_
- b) 005-270-18
- 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'/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

\$ 20,100.00

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

\$ \_\_\_\_\_

Real Property Transfer Tax Due

\$ 79.95

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 [Signature] Capacity Seller

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

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: American Dream Lands LLC/Joseph Zilfi  
Address: PO Box 1712  
City: Flastaff  
State: AZ Zip: 86002

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Halit and Besnik Osmani  
Address: 7262 Via Amorita  
City: Downey  
State: CA Zip: 90241

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_