

DOC # 0233008

06/02/2017

01:15 PM

**Official Record**

Recording requested By  
AMERICAS AUCTION NETWORK

Eureka County - NV

Lisa Hoehne - Recorder

Fee: \$15.00 Page 1 of 2  
RPTT: \$15.60 Recorded By: CH  
Book- 601 Page- 0264

Prepared by and return to:

Beth Spaulding  
AAN TV Realty Inc  
289 34<sup>th</sup> St N,  
St Petersburg, FL 33713



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## Special Warranty Deed

**This Special Warranty Deed** made this 21<sup>st</sup> day of March, 2017 between **COUNTRY LAND INVESTMENT, LLC**, whose address is **6004 Liebig Avenue, Bronx, NY 10471** grantor, and **ROBERT JAMES BULFORD, (SINGLE)**, whose address is **210 So 300 East Unit 114, Salt Lake City, UT 84111** grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Eureka County, Nevada**, to-wit:

**T29N,R48E SEC. 15 LOT 38**

**Also known as: Crescent Valley, Nevada  
Parcel No.: 003-192-06**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: *[Signature]* (Seal)  
 Print Name: Michael Epstein COUNTRY LAND INVESTMENT, LLC., Grantor  
 Witness Signature: *[Signature]*  
 Print Name: Galina Waueradler Ohad Bukai

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 21 day of March, 2017 by Babylon Holdings LLC, who [ ] is/are personally known or [x] has/have produced a driver's license as identification.

[Notary Seal]

*[Signature]*  
Notary Public

Printed Name: Miriam Santos

My Commission Expires: 9/25/18

MIRIAM SANTOS  
 Notary Public - State of New York  
 NO. 01SA6153084  
 Qualified in Westchester County  
 My Commission Expires Sep 25, 2018

STATE OF NEVADA  
DECLARATION OF VALUE FORM

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Page 1 of 1 Fee: \$15.00  
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FOR RECORDER'S OPTIONAL USE ONLY

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

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

Notes:

- 1. Assessor Parcel Number(s)
  - a. 003-192-06
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input checked="" type="checkbox"/>	Vacant Land	b. <input type="checkbox"/>	Single Fam. Res.
c. <input type="checkbox"/>	Condo/Twnhse	d. <input type="checkbox"/>	2-4 Plex
e. <input type="checkbox"/>	Apt. Bldg	f. <input type="checkbox"/>	Comm'l/Ind'l
g. <input type="checkbox"/>	Agricultural	h. <input type="checkbox"/>	Mobile home
<input type="checkbox"/>	Other _____		

- 3. a. Total Value/Sales Price of Property \$ 4000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Vaule \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

- 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 the 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: \_\_\_\_\_

Capacity: Seller/Grantor

Signature: James Bulford

Capacity: Buyer/Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Country Land Investment LLC

Print Name: Robert James Bulford

Address: 6004 Liebig Avenue

Address: 210 S 300 East Unit 114

City: Bronx

City: Salt Lake City

State: NY Zip: 10471

State: UT Zip: 84111

COMPANY REQUESTING RECORDING

Escrow #: N/A

Print Name: AAN

Address: 15500 Roosevelt Blvd., Suite 201

City: Clearwater State: FL Zip: 33760