

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 34th St N,
St Petersburg, FL 33713

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Special Warranty Deed

This Special Warranty Deed made this 21st 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]

Print Name: Michael Epstein

Witness Signature: [Signature]

Print Name: Galina Wanevadler

[Signature] (Seal)
COUNTRY LAND INVESTMENT, LLC., Grantor
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



0233008

Book 601
Page: 265

06/02/2017
Page: 2 of 2

DOC # DV-233008

06/02/2017

01:15 PM

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STATE OF NEVADA
DECLARATION OF VALUE FORM

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1. Assessor Parcel Number(s)
a. 003-192-06
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 _____
3. a. Total Value/Sales Price of Property
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: _____

Eureka County - NV
Lisa Hoehne - Recorder
Page 1 of 1 Fee: \$15.00
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FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

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)

Print Name: Country Land Investment LLC
Address: 6004 Liebig Avenue
City: Bronx
State: NY Zip: 10471

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert James Bulford
Address: 210 S 300 East Unit 114
City: Salt Lake City
State: UT Zip: 84111

COMPANY REQUESTING RECORDING

Print Name: AAN
Address: 15500 Roosevelt Blvd., Suite 201
City: Clearwater State: FL Zip: 33760

Escrow #: N/A

As a public record this form may be recorded/microfilmed