

APN:005-210-30

Return document and send tax statements to:

Victors Vacant Land LLC
428 Yale St
San Francisco, CA
94134

DOC# 233588

08/08/2017

08:35AM

Official Record

Requested By
VICTORSVACANTLAND

Eureka County - NV

Lisa Hoehne - Recorder

Page: 1 of 2 Fee: \$15.00

Recorded By CH RPTT: \$3.90

Book- 0604 Page- 0244



0233588

WARRANTY DEED

WARRANTY DEED, made this 01 day of August, 2017, by and between:

Theresa A. Thomas Whose address is
32 Eaton Woods Rd
Hamden CT 06518

("grantor(s)", and

Victors Vacant Land LLC, A California Limited Liability Corporation
428 Yale St
San Francisco, CA 94134

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: 1,000.00

One Thousand 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):

SW4SE4SE4, Sect/Lot: 15, Town/Block: 30, Range:48

Also known as street and number:
T30N,R48E SEC. 15 SW4SE4SE4

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: [Handwritten Signature]
Print name: Weil Gray
Capacity: _____

Signature: [Handwritten Signature]
Print name: Maribel Treichel
Capacity: _____

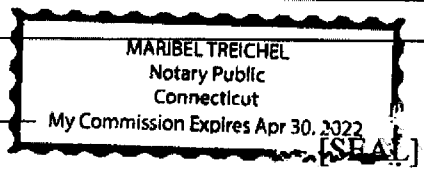
Signature: [Handwritten Signature]
Print name: Krishe M. Damaling
Capacity: _____

Signature: [Handwritten Signature]
Print name: Kaitlyn Walsh
Capacity: _____

STATE OF Connecticut
COUNTY OF New Haven

This instrument was acknowledged before me on the 3 day of August, 2017, by

[Handwritten Signature]
Notary Public
Maribel Treichel
Print name
My commission expires: April 30 2022



STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC# DV-233588

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1. Assessor Parcel Number(s)

- a) 005-210-30
- 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

\$ 1,000.00

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: Theresa A. Thomas
Address: 32 Eaton Woods Rd
City: Hamden
State: CT Zip: 06518

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: _____