

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV  
RPTT \$9.75 Rec \$39.00  
Total \$48.75  
GII, LLC

2017-233841  
09/15/2017 01:27 PM  
Pgs=2



LISA HOEHNE, RECORDER

WHEN RECORDED RETURN TO:

GII, LLC  
8120 Sheridan Blvd. B-305  
Arvada, CO 80003

### WARRANTY DEED

THE GRANTOR(S),

- Mary Anne Russell and Richard L. Russell, in consideration of: Ten Dollars (\$10.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):
- GII, LLC, a Colorado Limited Liability Company, Zachary Harsh, Manager, of 8120 Sheridan Blvd Suite B-305, Arvada, Jefferson County, Colorado, 80003, the following described real estate, situated in the County of Eureka, State of Nevada:

(legal description):

TOWNSHIP 31 NORTH, RANGE 48 EAST, MDB&M  
SECTION 25: NW4NW4

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 005-060-01

Grantors Signature:

DATED: 9/8/2017

Mary Anne Russell  
Mary Anne Russell

DATED: 9/8/2017

Richard L. Russell  
Richard L. Russell

STATE OF: Colorado, COUNTY OF: Chaffee

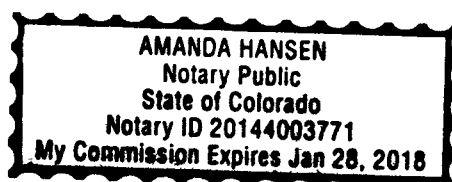
The foregoing instrument was acknowledged before me this 8 day of Sept., 2017 by Mary Anne Russell and Richard L. Russell

WITNESS my hand and official seal

Amanda Hansen

NOTARY PUBLIC

My Commission Expires: 01-28-2018 (seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 005-060-01  
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**

Deed in Lieu of Foreclosure Only (value of property) \$ 2,137.55

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 9.75

**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 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 Buyer

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

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Richard & Mary Ann Russell

Address: 9985 Pulte Dr.

City: Las Vegas

State: NV Zip: 89120-1247

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: GIL LLC - Zachary M. Menger

Address: 6120 Sheridan Blvd B-305

City: Arvada

State: CO Zip: 80003

**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