

APN: 005-230-19

EUREKA COUNTY, NV  
RPTT:\$25.35 Rec:\$16.00  
\$41.35 Pgs=3  
VICTORSVACANTLAND  
LISA HOEHNE, RECORDER

**2017-233842**  
09/15/2017 01:46 PM

**Return document and send tax statements to:**

MATTHEW GLENN LINTON  
3076 SE MERRIWEATHER DRIVE  
HILLSBORO, OR  
97123

## WARRANTY DEED

WARRANTY DEED, made this 12 day of September, 2017, by and between:

Victor D. Reynolds II Whose address is  
428 yale st  
San Francisco, CA 94134

("grantor(s)", and

MATTHEW GLENN LINTON  
3076 SE MERRIWEATHER DRIVE  
HILLSBORO, OR 97123

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: 6,500.00

Six Thousand Five Hundred 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):

Section 27, T30N, R48E, MDB and M, S2NW4SW4, According to the Plat thereof, Recorded 11/17/86, on Book #5, Page #23

Also known as street and number:  
T30N,R48E SEC. 27 S2NW4SW4

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: [Signature]

Signature: \_\_\_\_\_

Print name: Victor D Reynolds

Print name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

Print name: \_\_\_\_\_

Capacity: \_\_\_\_\_

Capacity: \_\_\_\_\_

STATE OF California

COUNTY OF San Francisco

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_

*please see Attachment*

Notary Public

*please see Attachment*

Print name

My commission expires: July 26, 2019

*please see Attachment*  
[SEAL] *for Notarization*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

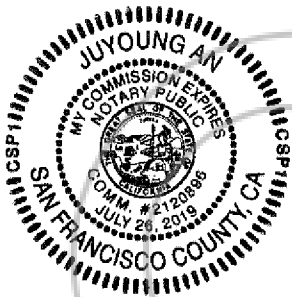
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Francisco )  
On Sep 15, 2017 before me, Juyoung An, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Victor Reynolds  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed  
Document Date: Sep 15 2017 Number of Pages: 2  
Signer(s) Other Than Named Above: No other signer

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Victor Reynolds  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: Self

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a. 005-230-19  
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. a. Total Value/Sales Price of Property \$ 6,500.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
c. Transfer Tax Value \$ \_\_\_\_\_  
d. Real Property Transfer Tax Due \$ 25.35

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 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: Victor D Reynolds

Capacity: grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Victor D. Reynolds, II  
Address: 428 Yale St  
City: San Francisco  
State: CA Zip: 94134

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: MATTHEW GLENN LINTON  
Address: 3076 SE MERRIWEATHER DRIVE  
City: HILLSBORO  
State: OR Zip: 97123

COMPANY REQUESTING RECORDING

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

Escrow #: \_\_\_\_\_