

APN: 005-210-30

EUREKA COUNTY, NV
RPTT:\$5.85 Rec:\$35.00
Total \$40.85
BARRY STANGLINE

2017-233888
10/03/2017 09:14 AM
Pgs=4

Recording requested by:

Barry Stangline

11582 Big Canoe

Big Canoe, GA 30143



00000121201702338880040043

LISA HOEHNE, RECORDER

WHEN RECORDED RETURN TO

AND MAIL TAX STATEMENT TO:

Barry Stangline

11582 Big Canoe

Big Canoe, GA 30143

ABOVE SPACE PROVIDED FOR RECORDER'S USE ONLY:

WARRANTY DEED

GRANTOR: Victors Vacant Land LLC (A California Limited Liability Corporation)

Managing Member: Victor D. Reynolds II

Address: 428 Yale Street, San Francisco, CA 94134

GRANTEE: **Barry Stangline**

Address: **11582 Big Canoe, Big Canoe, GA 30143**

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real properties situated in **Eureka County, Nevada** and described as follows:

Assessor's Parcel Number (APN): 005-210-30

(Lot size: 10 acres)

Legal Description: Township 30 North, Range 48 East, Section 15 SW4SE4SE4

To have and to hold the above-described property, together with the tenements, hereditaments and appurtenances hereunto belonging unto Grantee, his heirs and assigns forever. And Grantor, for himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that Grantor and his heirs and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof.

Grantor's Signature: _____

Victor D. Reynolds II

Date: _____

9/7/17

State of: _____

County of: _____

This instrument was acknowledged before me by: Victor D. Reynolds II

AC Please see attached

Notary's Signature: _____

Date: _____

Commission Expiration: _____

(NOTARY SEAL)

ACKNOWLEDGMENT

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

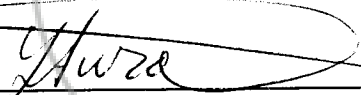
On September 7, 2017 before me, Alexandru Gurau, Notary Public
(insert name and title of the officer)

personally appeared Victor D Reynolds II
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.

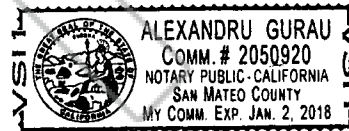
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

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

\$ 1,500.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ _____

Real Property Transfer Tax Due _____

\$ 5.85

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 _____ Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Victors Vacant Land LLC

Address: 428 Yale Street

City: San Francisco

State: CA Zip: 94134

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Barry Stangline

Address: 11582 Big Canoe

City: Big Canoe

State: GA Zip: 30143

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