

APN#: 002-022-05

RPTT:

Recording Requested By:

Western Title Company

Escrow No.: 091290-CAL

When Recorded Mail To:

Oracle Property Group, LLC

1894 E William Street Ste 4-466

Carson City, NV 89701

EUREKA COUNTY, NV

RPTT:\$17.55 Rec:\$35.00

\$52.55 Pgs=4

COW COUNTY TITLE CO.

LISA HOEHNE, RECORDER

2017-233895

10/05/2017 04:26 PM

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Carrie Lindquist

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Nancy Warner, Successor Trustee of the Ciaccia Family Trust, dated June 20, 2000

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Oracle Property Group, LLC., A Nevada Limited Liability Company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Crescent Valley, County of Eureka State of Nevada bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/15/2017

Ciaccia Family Trust, dated June 20, 2000

Nancy Warner
By Nancy Warner, Successor Trustee

STATE OF California

COUNTY OF Orange } ss

This instrument was acknowledged before me on

September 19, 2017

By Nancy Warner.

Ghanshyam Patel
Notary Public

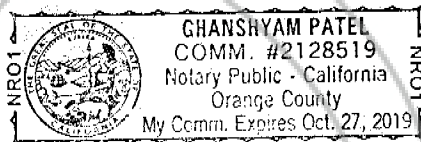


EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 78685

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

Lot 11 in Block 5 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1 as shown on the subdivision map recorded April 6, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34081, Eureka County, Nevada records.

EXCEPTING, therefrom, all petroleum, oil, natural gas and products derived therefrom reserved by SOUTHERN PACIFIC LAND COMPANY deed recorded September 24, 1951 in Book 24 of Deeds, page 168, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2012 – 2013: 002-022-05

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 002-022-05

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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$1,100.00
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$1,100.00
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 _____
Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Ciaccia Family Trust, dated June 20, 2000
Address: 11371 Montserra St
City: Cypress
State: CA Zip: 90630

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Oracle Property Group, I.I.C
Address: 1894 E William Street Ste 4-466
City: Carson City
State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Carson Office
2310 S. Carson St, Suite 5A
City/State/Zip: Carson City, NV 89701

Esc. #: 091290-CAL

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)