

APN: 002-037-04

EUREKA COUNTY, NV
RPTT:\$17.55 Rec:\$35.00
\$52.55 Pgs=2

2017-233908
10/11/2017 01:22 PM

VICTORSVACANTLAND
LISA HOEHNE, RECORDER

Return document and send tax statements to:

Victors Vacant Land LLC , A CA Limited Liability Co
428 yale st
San Francisco, CA
94134

WARRANTY DEED

WARRANTY DEED, made this 08 day of September , 20 , by and between:

SHARP REVOCABLE LIVING TRUST Whose address is
4763 SAYLER ROAD
KLAMATH FALLS, OR 97603

("grantor(s)", and

Victors Vacant Land LLC , A CA Limited Liability Co
428 yale st
San Francisco, CA 94134

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: 956.00

Nine Hundred Fifty Six 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):

CVR&F UNIT #1, Sect/Lot: 10, Town/Block: 21

Also known as street and number:

5046 TENABO AVENUE, CRESCENT VALLEY

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:

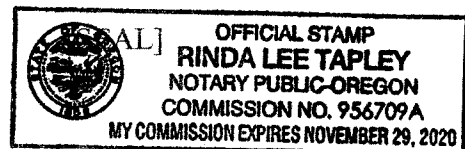
Signature: Barbara Sharp Signature: Deborah Lee
Print name: BARBARA SHARP Print name: Deborah Lee
Capacity: Self Capacity: Daughter

Signature: _____ Signature: _____
Print name: _____ Print name: _____
Capacity: _____ Capacity: _____

STATE OF Oregon
COUNTY OF Klamath

This instrument was acknowledged before me on the 16th day of Sept, 2017, by
Barbara Sharp
Deborah Lee

Rinda Lee Tapley
Notary Public
Rinda Lee Tapley
Print name
My commission expires: Nov 29, 2020



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 002-037-04
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

\$ 956.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value

\$ _____

d. 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 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: _____

Capacity: grantee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: SHARP REVOCABLE LIVING TRUST

Address: 4763 SAYLER ROAD

City: KLAMATH FALLS

State: OR Zip: 97603

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Victors Vacant Land LLC

Address: 428 yale st

City: San Francisco

State: CA Zip: 94134

COMPANY REQUESTING RECORDING

Print Name: _____

Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____

As a public record this form may be recorded/microfilmed