

APN: 005-420-55

Return document and send tax statements to:

Kevin Stotler
311 SE Millcreek rd
Shelton, WA 98584

EUREKA COUNTY, NV
RPTT:\$15.60 Rec:\$35.00
\$50.60 Pgs=3
VICTORSVACANTLAND
LISA HOEHNE, RECORDER

2017-234095

11/06/2017 08:34 AM

WARRANTY DEED

WARRANTY DEED, made this 4th day of November, 2017, by and between:

Victor D. Reynolds II
428 Yale St
San Francisco, CA 94134

("grantor(s)", and

Kevin Stotler
311 SE Millcreek rd
Shelton, WA 98584

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: \$3900

Three thousand nine 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):

SW4 of Lot 3, Created from split of Parcel 05-420-51 According to the Plat Thereof, Recorded July 31 2007 On Book # 5, Page #42 In the Office of the County Recorder of Eureka County, Nevada.

Also known as street and number:
T29N,R48E SEC. 1 SW4 LOT 3

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: [Handwritten Signature] Signature: _____
Print name: Victorio 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 4th day of Nov, 2017, by

please see Attachment for Notarization

Notary Public [SEAL]

* see Attachment *

Print name
My commission expires: July 26 2019

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 Nov 4, 2017 before me, Juyoung An, Notary Public

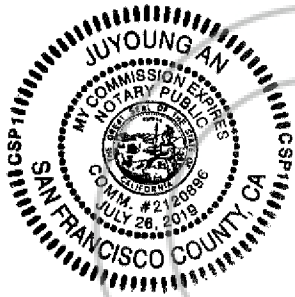
Date Here Insert Name and Title of the Officer
personally appeared Victor Reynolds

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: 11/4/17 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. 005-420-55
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 \$ 3,900.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value \$ 3,900.00
d. Real Property Transfer Tax Due \$ 15.60

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: Kevin Stotler
Address: 311 SE Millcreek rd
City: Shelton
State: WA Zip: 98584

COMPANY REQUESTING RECORDING

Print Name: Victors Vacant Land LLC
Address: 428 Yale st
City: San Francisco State: CA Zip: 94134

Escrow #: _____