

<b>A.P.N. No.:</b>	003-452-04
<b>R.P.T.T.</b>	\$19.50
<b>Escrow No.:</b>	78957
<b>Recording Requested By:</b>	
Cow County Title Co.	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
LANDL, LLC an Indiana Limited Liability Company	
100 Industrial Dr., Suite 113	
Lawrenceburg, IN 47025	

EUREKA COUNTY, NV	<b>2018-234638</b>
RPTT:\$19.50 Rec:\$35.00	
\$54.50 Pgs=3	01/09/2018 02:42 PM
COW COUNTY TITLE CO.	
LISA HOEHNE, RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **TIMOTHY J. CAPPS**, an **unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **LANDL, LLC an Indiana Limited Liability Company**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

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

That portion of Sections 12 and 13 in Township 31 North, Range 49 East, M.D.B. & M., more particularly described as follows:

Parcel 18 of Pioneer Pass Unit 1 as shown on the Division of Large Parcel Map recorded October 24, 1994 in the Office of the County Recorder of Eureka County, Nevada, as File No. 155503, Eureka County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2017 - 2018: 003-452-04

### SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 26, 2017

Timothy J. Capps  
TIMOTHY J. CAPPS

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ By:  
TIMOTHY J. CAPPS

Signature: Timothy J. Capps  
Notary Public  
Expiration Date: \_\_\_\_\_

*See California  
Acknowledgment  
SC  
1-3-18*

# CALIFORNIA ALL PURPOSE 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 NEVADA

On JANUARY 3, 2018 before me,

Sandy D.J. Laffins

(here insert name and title of the officer)

, notary public, personally appeared Timothy J. CAPPS

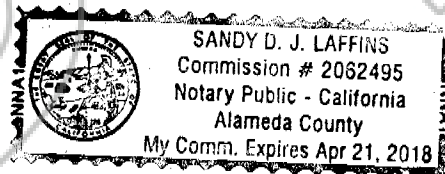
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Sandy D.J. Laffins



(This area for official notarial seal)

Optional

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

Description of Attached Document Grant, Bargain, Sale Deed

Title or Type of Document:

Document Date: 1-3-18

Number of Pages: 2

(Not including this page)

Signer(s) Other Than Named Above:

Top of thumb here

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 003-452-04  
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  
i) ☐ Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sale Price of Property**

\$5,000.00

Deed in Lieu of Foreclosure Only (value of Property) (\_\_\_\_\_)

Transfer Tax Value: \_\_\_\_\_ \$5,000.00

Real Property Transfer Tax Due: \_\_\_\_\_ \$19.50

**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 *Timothy J. Capps*  
TIMOTHY J. CAPPS

Capacity Grantor

Signature \_\_\_\_\_  
GARY WILSON, Asset Manager

Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: TIMOTHY J. CAPPS  
Address: 10369 Willow Valley Road  
City: Nevada City  
State: CA Zip: 95959

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: LANDL, LLC an Indiana Limited Liability Company  
Address: 100 Industrial Dr., Suite 113  
City: Lawrenceburg  
State: IN Zip: 47025

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: Cow County Title Co.  
Address: P.O. Box 518, 328 Main Street  
City: Pioche

Escrow #: 78957  
State: NV Zip: 89043

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**