

APN:002-018-06

Return document and send tax statements to:

David and Jacqueline Punzo
3065 Crescent Ave.
Crescent Valley, NV
89821

EUREKA COUNTY, NV
RPTT:\$17.55 Rec:\$35.00
\$52.55 Pgs=3
VICTORSVACANTLAND
LISA HOEHNE, RECORDER

2018-234760
02/26/2018 08:32 AM

WARRANTY DEED

WARRANTY DEED, made this 23 day of February, 20 , by and between:

Victor D. Reynolds II Whose address is
428 yale st
San Francisco, CA 94134

("grantor(s)", and

David and Jacqueline Punzo
3065 Crescent Ave.
Crescent Valley, NV 89821

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: 4,159.00

Four Thousand One Hundred Fifty Nine 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):

Lot 1, Block 20 of Crescent Valley Ranch and Farms Unit No. 1, According to the Plat Thereof, Recorded January 11, 1996, On Book # 2, Page #1 In the Office of the County Recorder of Eureka County, Nevada.

Also known as street and number:

3065 CRESCENT 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: _____ Signature: _____

Print name: _____ 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 _____ day of _____, 20____, by

Notary Public

Print name

My commission expires: _____

*please see Attachment
[SEAL] (CA-Acknowledgment)*

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.

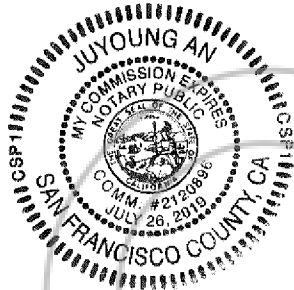
State of California

County of San Francisco }

On 2/23/2018 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 Juyoung An
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: 2/23/2018 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 of Conservator

☐ Other: _____

Signer is Representing: Self

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 002-018-06
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

\$ 4,159.00

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

(_____)

c. Transfer Tax Vaule

\$ 4,159.00

d. Real Property Transfer Tax Due

\$ 17.55

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: David and Jacqueline Punzo

Address: 3065 Crescent Ave

City: Crescent Valley

State: NV Zip: 89821

COMPANY REQUESTING RECORDING

Print Name: Victors Vacant Land LLC

Escrow #: _____

Address: 428 Yale st

City: San Francisco State: CA Zip: 94134