

EUREKA COUNTY, NV

**2018-234865**

RPTT:\$17.55 Rec:\$35.00

\$52.55 Pgs=3

**03/26/2018 03:22 AM**

LAND SALES, LLC

**LISA HOEHNE, RECORDER**

APN# 003-043-04

Recording Requested by and Return To:

Name: Land Sales, LLC

Address: 522 S. Hunt Club Blvd, Ste 566

City/State/Zip: Apopka, FL 32703

Deed and Declaration of Value Form

(Title of Document)

APN: 003-043-04

**Return document and send tax statements to:**

Land Sales, LLC  
522 S. Hunt Club Blvd, Ste 566  
Apopka, FL 32703-4960  
844-547-2274

**WARRANTY DEED**

WARRANTY DEED, made this 22nd day of March , 2018 , by and between:

Land Sales, LLC, a Florida Limited Liability Company, sole owner  
522 S. Hunt Club Blvd, Ste 566  
Apopka, FL 32703-4960

("grantor(s)", and

Thomas Glaser  
16025 N. 23rd Dr.  
Phoenix, AZ 85023

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: \$10  
Ten 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):

Legal Description: Lot 1 of Block 15 of Crescent Valley Ranch & Farms Unit 3 as platted of record in Eureka County, Nevada TP #3 043 04

Source of Title: Deed from Cattlemen's Title Guarantee Company to Grantee Darin Wright on April 10th, 1992, located in the recorders office of Eureka County, Nevada. Book 233, Page 523, File # 140675.

Also known as street and number:

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: <u><i>ST</i></u>	Signature: _____
Print name: <u>Scott Thomas - Land Sales, LLC</u>	Print name: _____
Capacity: <u>Grantor</u>	Capacity: _____

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

STATE OF Florida  
 COUNTY OF Seminole

This instrument was acknowledged before me on the 23 day of March, 2018, by  
Scott Thomas

*Saraeah Lyons*  
 Notary Public  
Saraeah Lyons  
 Print name  
 My commission expires: 01/24/2021



STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
 a. 003-043-04  
 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 \$ 4,350  
 b. Deed in Lieu of Foreclosure Only (value of property) (0)  
 c. Transfer Tax Vaule \$ 4,350  
 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: 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 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: [Signature]

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Land Sales, LLC  
 Address: 522 S. Hunt Club Blvd, Suite 566  
 City: Apopka  
 State: FL                      Zip: 32703

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Thomas Glaser  
 Address: 16025 N. 23rd Dr.  
 City: Phoenix  
 State: AZ                      Zip: 85023

COMPANY REQUESTING RECORDING

Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Escrow #: \_\_\_\_\_