

APN: 002-037-04

Return document and send tax statements to:

Randy Moss
1964 Splendor Valley Road
Kamas, UT
84036

EUREKA COUNTY, NV

RPTT:\$7.80 Rec:\$35.00

\$42.80 Pgs=3

VICTORSVACANTLAND

LISA HOEHNE, RECORDER

2018-235802

08/13/2018 08:15 AM

WARRANTY DEED

WARRANTY DEED, made this 03 day of August, 2018, by and between:

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

("grantor(s)", and

Randy Moss
1964 Splendor Valley Road
Kamas, UT 84036

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: 2,000.00

Two Thousand 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: [Signature]

Print name: Victor Reynolds

Capacity: MANAGER and CREATOR

Signature: _____

Print name: _____

Capacity: _____

Signature: _____

Print name: _____

Capacity: _____

Signature: _____

Print name: _____

Capacity: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 20____, by

Notary Public

[SEAL]

Print name

My commission expires: _____

See Notary
Attachment

J-T 8/11/18

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 SAN FRANCISCO

On August 11, 2018 before me, Jasmine Tan, notary public
(insert name and title of the officer)

personally appeared VICTOR REYNOLDS
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.

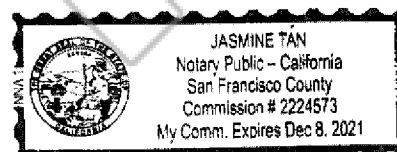
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jasmine Tan

(Seal)



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

\$ 2,000.00

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

(_____)

c. Transfer Tax Vaule

\$ 2,000.00

d. Real Property Transfer Tax Due

\$ 7.80

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: Victors Vacant Land LLC, A CA Limited Liability Co

Address: 428 yale st

City: San Francisco

State: CA Zip: 94134

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Randy Moss

Address: 1964 Splendor Valley Road

City: Kamas

State: UT Zip: 84036

COMPANY REQUESTING RECORDING

Print Name: Victors Vacant Land LLC

Escrow #: _____

Address: 428 Yale st

City: San Francisco

State: CA

Zip: 94134