

EUREKA COUNTY, NV  
RPTT:\$19.50 Rec:\$35.00  
\$54.50 Pgs=2

**2018-235898**  
**09/05/2018 02:22 PM**

VACANT LAND USA  
LISA HOEHNE, RECORDER

"MAIL TAX STATEMENT AND WHEN RECORDED RETURN TO:  
Vacant Land USA  
500 Westover Drive, Ste 11802  
Sanford, NC 27330

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**GRANT DEED**

THE GRANTOR(S),  
- Nicholas G. Novosel III, 2504 ARBOR DRIVE, PINE MOUNTAIN CLUB, CA  
93225,

for and in consideration of: 10 and other good and valuable consideration grants

to the GRANTEE(S):  
- Vacant Land USA, 30 N Gould St, Sheridan, 82801, WY,  
the following described real estate, situated in the County of Eureka, State of  
Nevada:

005-070-06

SW 1/4 NW 1/4 (LOT 5) Section 35, Township 31N, Range 48E

Subject to existing taxes, assessments, liens, encumbrances, covenants,  
conditions, restrictions, rights of way and easements of record the grantor hereby  
covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the  
above granted premises and has good right to sell and convey the same.

Grantor Signatures:

DATED: 2018/08/27



Nicholas G Novosel III  
2504 ARBOR DRIVE, PINE  
MOUNTAIN CLUB, CA 93225

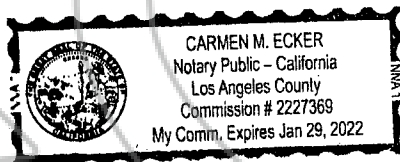
Grantor Signatures:

DATED: \_\_\_\_\_

### ACKNOWLEDGEMENT

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 Los Angeles, ss:



Carmen M. Ecker

Notary Public

Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires Jan. 29, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 005-070-06  
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. Total Value/Sales Price of Property**

\$ 4785.60

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

Transfer Tax Value: \_\_\_\_\_

\$ \_\_\_\_\_

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 [Signature]

Capacity GRANTEE

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: Nicholas G. Novosel III

Address: 2504 Arbor Drive

City: Pine Mountain Club

State: CA Zip: 93225-9602

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: ~~AND~~ VACANT LAND USA

Address: 500 WESTOVER DRIVE #11802

City: SANFORD

State: NC Zip: 27330

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

Print Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_