

Recording Requested By:  
Dale Wyrauch Jr. & Dixie J. Stueck  
1036 Autumnwood Ct.  
Chico, CA 95926

When recorded mail to:  
Land Mule, LLC  
921 Prairie Timber  
Burleson, TX 76028

Mail Tax Statements to:  
Land Mule, LLC  
921 Prairie Timber  
Burleson, TX 76028

APN: 005-710-24

EUREKA COUNTY, NV  
RPTT:\$13.65 Rec:\$35.00  
Total:\$48.65  
DALE WYRAUCH JR  
2018-236075  
09/18/2018 01:34 PM  
Pgs=4



00002590201802360750040041

LISA HOEHNE, RECORDER

### Warranty Deed

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I or we (Brother and Sister), Dale F. Wyrauch Jr., a married man, as his sole and separate property and Dixie J. Whitman (aka Dixie J. Stueck), a married woman, as her sole and separate property (GRANTORS), does hereby grant, bargain, sell, or convey to Land Mule, LLC, a Texas Limited Liability Company (GRANTEE), Sole Ownership, the following described real property situated in Eureka (COUNTY), Nevada (STATE):

The West one half (W1/2) of the East one half (E1/2) of the Southeast one-quarter (SE1/4) of the Southwest one-quarter (SW1/4) of Section 9, Township 30 N, Range 48 E, M.D.B.M. 10 acres more or less.

And the West half (W1/2) of the Southeast Quarter (SE1/4) of the Southwest quarter (SW1/4) of Section 9, Township 30 N, Range 48 E, M.D.B.M. 20 acres more or less.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record. Mineral Rights have been reserved by previous owners.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

**Signature Pages to Follow**

Warranty Deed - Signature Page

DATED: 09/11/2018

BY: Dale F. Wyrauch Jr.  
Dale F. Wyrauch Jr.

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 BUTTE

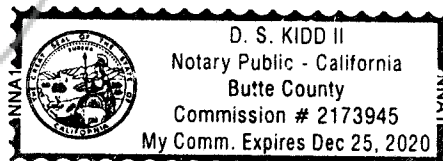
On 9/11/18 before me, D. S. KIDD II NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared DALE F. WYRAUCH JR.  
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 [Signature] (Seal)



Warranty Deed - Signature Page

DATED: 9/12/18

Dixie J. Stueck FKA

BY: Dixie J. Whitman  
Dixie J. Stueck  
Formerly known as Dixie J. Whitman

STATE OF MT )  
COUNTY OF Gallatin ) ss.

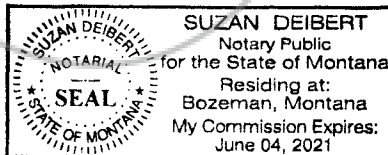
On 09-12-2018, before me, the undersigned Notary Public, personally appeared Dixie J. Stueck FKA  
Dixie J. Whitman, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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.

WITNESS my hand and official seal.

My Commission Expires: 06-09-2021

Suzan Deibert

Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a. 005-710-24  
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 RECORDERS OPTIONAL USE ONLY**

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

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

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

**3.a. Total Value/Sales Price of Property**

**\$ 3450.00**

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

c. Transfer Tax Value: \$ 3450.00

d. Real Property Transfer Tax Due \$ 13.65

**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 *Dale F. Wyrach* Capacity: Grantee, Member

Signature *Dale F. Wyrach* Capacity: Grantor

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

Print Name: Dale F. Wyrach  
Address: 1036 Autumnwood  
City: Chico  
State: CA Zip: 9526

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

Print Name: Land Mule, LLC  
Address: 921 Prairie Timber  
City: Burleson  
State: TX Zip: 76028

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

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

Escrow # \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED