

APN: 003-301-16

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

Harvey Hans Schoner and Christie Ann Schoner  
503 E 4th St. spc 27  
Battle Mountain, NV  
89820

**WARRANTY DEED**

WARRANTY DEED, made this 19 day of November, 2018, by and between:

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

("grantor(s)", and

Harvey Hans Schoner and Christie Ann Schoner  
503 E 4th St. spc 27  
Battle Mountain, NV 89820

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):

Township 29North, Range48 East Section 9;  
El Cortez Ranch #1  
District 4.0 Lot 5

Also known as street and number:

T29N,R48E SEC. 9

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>[Handwritten Signature]</u>	Signature: _____
Print name: <u>Vickor D Reynolds II</u>	Print name: _____
Capacity: <u>Grantor</u>	Capacity: _____

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

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_  
\_\_\_\_\_

Notary Public

[SEAL]

**See Notary Attachment**

Print name

My commission expires: \_\_\_\_\_

## 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 November 20, 2018 before me, Maggie H. Lim, Notary Public  
(insert name and title of the officer)

personally appeared Victor D. Reynolds II  
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 Maggie H. Lim (Seal)

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a. 003-301-16  
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: Harvey Hans Schoner and Christie Ann Schoner  
Address: 503 E 4th St. spc 27  
City: Battle Mountain  
State: NV Zip: 89820

COMPANY REQUESTING RECORDING

Print Name: Victors Vacant Land LLC Escrow #: \_\_\_\_\_  
Address: 428 Yale st  
City: San Francisco State: CA Zip: 94134