

When recorded mail to:

Parcel #005-050-34  
Daniel Diana  
78-02 Atlantic Ave  
Ozone Park, NY 11416

EUREKA COUNTY, NV  
RPTT:\$29.25 Rec:\$35.00  
Total:\$64.25  
DANIEL DIANA

2018-237628  
12/31/2018 03:34 PM  
Pgs=2



LISA HOEHNE, RECORDER

Space above this line for recorders use

## WARRANTY DEED

For a valuable consideration, I, Michael Romont, 110 Jefferson Pkwy, Apt 414, Newnan, GA 30263, as Grantor, do hereby convey to Daniel Diana, 78-02 Atlantic Ave, Ozone Park, NY 11416, as Grantee, all that right, title and interest in that certain real property described as:

State of Nevada, County of Eureka, NW1/4, of the SE1/4, of Section 29, Township 31 North, Range 48 East, M.D.B. & M. survey, Parcel #005-050-34, 40 acres

The Grantor will defend the right and title to the real estate described above, against claims against the Grantee arising from, under or through the Grantor only. The Grantee accepts the real estate in as is condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgment and inquiry.

Michael Romont *Michael Romont* Date 12-8-2018

WITNESS my hand and official seal:

State of Georgia

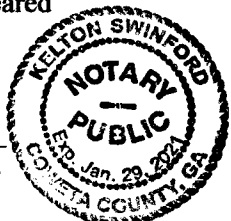
ACKNOWLEDGEMENT

County of Coweta

On this 8<sup>th</sup> day of Dec., 2018, before me, the undersigned Notary Public, personally appeared Michael Romont, known to me to be the individuals who executed the foregoing instrument and acknowledged the same to be his and her free act and deed.

My commission expires: 01/29/2021

*Kelton Swinford*  
Signature of Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 005-050-34  
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**

\$ 7400

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

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

Real Property Transfer Tax Due \$ 27.30

**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 Michael Romont Capacity Seller

Signature Chris Owen Capacity BUYER

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

Print Name: Michael Romont  
Address: 110 Jefferson Pkwy Apt 414  
City: Newman  
State: GA Zip: 30263

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

Print Name: DANIEL DIANA  
Address: 18-02 ATEANTIL AVE  
City: SLAVE PEARL  
State: NY Zip: 11416

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED