

<b>A.P.N. No.:</b>	007-395-24
<b>R.P.T.T.</b>	\$ 471.90
<b>File No.:</b>	488844
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Jerry Dewayne Edwards Jr.	
P.O. Box 224	
Eureka, NV 89316	

<b>EUREKA COUNTY, NV</b>	<b>2019-239588</b>
RPTT:\$471.90 Rec:\$35.00	
\$506.90 Pgs=3	<b>09/26/2019 03:36 PM</b>
STEWART TITLE ELKO	
LISA HOEHNE, CLERK RECORDER	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Pony Express Village LLC, a Nevada Limited Liability Company**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Jerry Dewayne Edwards, <sup>E</sup>~~JK~~, a single man,**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

Parcel G as shown on that certain Parcel Map for SALVATORE and BETTY ANN GRASSO, filed August 19, 1988 in the Office of the County Recorder of Eureka County, Nevada, as File Number 120754 of Official Records, a portion of Parcel D of Lot 3 of Parcel B of the Large Division Map of E1/2 of Section 17, TOWNSHIP 20 NORTH, RANGE 53 EAST, M.D.B.&M.

EXCEPTING THEREFROM all of the oil and gas in and under said land, reserved by the United States of America, in Patent recorded April 15, 1966, in Book 10, Page 331, Official Records, Eureka County, Nevada.

**SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 9-9-19

SIGNATURES AND NOTARY ON PAGE 2

Pony Express Village LLC

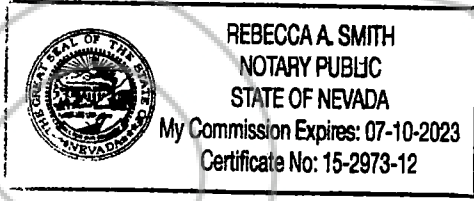
By: Robert L. McMinn  
Robert L. McMinn, Manager

Christopher Schiappa DDS  
Christopher Schiappa, DDS, Manager

State of Nevada )  
 ) ss  
County of Clark )

This instrument was acknowledged before me on the 9<sup>th</sup> day of September, 2019  
By: Robert L. McMinn, as Manager of Pony Express Village LLC

Signature: Rebecca A. Smith  
Notary Public



My Commission Expires: 7-10-2023

State of Nevada )  
 ) ss  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2019  
By: Christopher Schiappa, DDS as Manager of Pony Express Village LLC

Signature: all attached California all purpose acknowledgment  
Notary Public

My Commission Expires: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

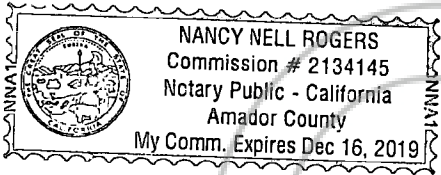
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Amador )  
On 09-11-2019 before me, Nancy Nell Rogers, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Christopher Schiappa  
Name(s) of Signer(s)

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 Nancy Nell Rogers  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant Bargain Sale Deed Document Date: 9-9-19  
Number of Pages: 2 Signer(s) Other Than Named Above: /

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Christopher Schiappa  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: Manager  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-395-24  
 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'/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                      \$ 121,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 121,000.00  
 d. Real Property Transfer Tax Due                                    \$ 471.90

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 \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
Pony Express Village LLC  
 Signature Jerry Dewayne Edwards Jr Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Pony Express Village LLC  
 Address: 821 W Bridge Street  
 City: Yerington  
 State: NV Zip: 89447

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jerry Dewayne Edwards Jr.  
 Address: P.O. Box 224  
 City: Eureka  
 State: NV Zip: 89316

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 488844  
 Address: 1539 Avenue F  
 City: Ely State: NV Zip: 89301

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED