

APN: 002-019-16

003-033-04

EUREKA COUNTY, NV  
LAND-WAD  
RPTT:\$13.65 Rec:\$35.00  
Total:\$48.65

2019-239898  
12/10/2019 02:36 PM  
Pgs=6

LAND DISCOUNTS LLC



LISA HOEHNE, CLERK RECORDER

Recording requested by:

LandDiscounts LLC

11582 Big Canoe

Big Canoe, GA 30143

WHEN RECORDED RETURN TO

AND MAIL TAX STATEMENT TO:

LandDiscounts LLC

11582 Big Canoe

Big Canoe, GA 30143

ABOVE SPACE PROVIDED FOR RECORDER'S USE ONLY:

## WARRANTY DEED

GRANTOR(s): Peter G. and Gloria J. Bulthuis (husband and wife)

and Robert W. and Marilyn Bulthuis (husband and wife)

Address: 28200 Patterson Ave, Winchester CA 92596

GRANTEE: LandDiscounts LLC, a Georgia Limited Liability Company

Address: 11582 Big Canoe, Big Canoe GA 30143

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real properties situated in **Eureka County, Nevada** and described as follows:

**APN: 002-019-16, LOT 23 in BLOCK 10, as shown on the map of CRESCENT VALLEY RANCH & FARMS, UNIT No. 1, filed in the office of the County Recorder of Eureka County, Nevada, on April 6, 1959**

APN: 003-033-04. LOT 1 in BLOCK 13, as shown on the map of CRESCENT VALLEY RANCH & FARMS,  
UNIT No. 3, file in the office of the County Recorder of Eureka County, Nevada, on November 5, 1959

To have and to hold the above-described property, together with the tenements, hereditaments and appurtenances hereunto belonging unto Grantee, his heirs and assigns forever. And Grantor, for himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that Grantor and his heirs and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof. Subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record.

Grantor's Signature: Peter G. Bulthuis

Peter G. Bulthuis

Date: 11-19-19

Grantor's Signature: Gloria J. Bulthuis

Gloria J. Bulthuis

Date: 11-19-19

State of: \_\_\_\_\_ County of: \_\_\_\_\_

This instrument was acknowledged before me by: Peter G. Bulthuis and Gloria J. Bulthuis

SEE ATTACHED  
NOTARIAL CERTIFICATE

Notary's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Commission Expiration: \_\_\_\_\_

(NOTARY SEAL)

Grantor's Signature: Robert W. Bulthuis

Robert W.. Bulthuis

Date: Nov 12--19

Grantor's Signature: Marylin Bulthuis

Marylin Bulthuis

Date: 11-12-19

State of: CA County of: RIVERSide

This instrument was acknowledged before me by: Robert W.. Bulthuis and Marylin Bulthuis

Notary's Signature: [Signature]

Date: 11/12/19

Commission Expiration: July 26, 2023

(NOTARY SEAL)

## CALIFORNIA ALL-PURPOSE 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 )SS

COUNTY OF Orange

On Nov. 19, 2019 before me, Charlene Ortiz, Notary Public, personally appeared

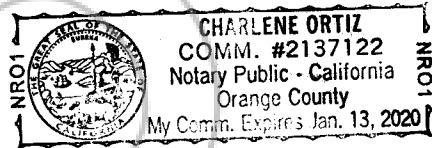
Peter G. Bulthuis, Gloria J. Bulthuis

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 \_\_\_\_\_



This area for official notarial seal.

### OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL  
☐ CORPORATE OFFICER(S) TITLE(S)  
☐ PARTNER(S) ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:

Name of Person or Entity \_\_\_\_\_

Name of Person or Entity \_\_\_\_\_

### OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: Warranty Deed

NUMBER OF PAGES \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 River Side }

On 11/12/19 before me, Gurinder Singh Matharu  
(Here insert name and title of the officer)

personally appeared ROBERT WAYNE BULTHUIS, MARILYN R BULTHUIS  
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.

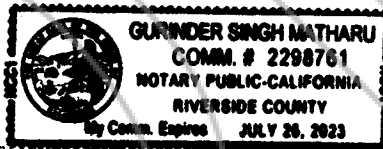
I certify under PENALTY OF PERJURY under the laws of the State of California that  
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

WARRANTY DEED

(Title or description of attached document)

WARRANTY DEED

(Title or description of attached document continued)

Number of Pages 3 Document Date 11/12/19

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, ~~is~~ /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 002-019-16

b) 003-033-04

c) \_\_\_\_\_

d) \_\_\_\_\_

**2. Type of Property:**

a) ☒ Vacant Land

c) ☐ Condo/Twnhse

e) ☐ Apt. Bldg

g) ☐ Agricultural

☐ Other

b) ☐ Single Fam. Res.

d) ☐ 2-4 Plex

f) ☐ Comm'l/Ind'l

h) ☐ Mobile Home

**FOR RECORDER'S OPTIONAL USE ONLY**

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

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

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

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

\$ 3,050.00

Deed in Lieu of Foreclosure Only (value of property)

(\_\_\_\_\_)

Transfer Tax Value:

\$ 3,050.00

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: \_\_\_\_\_ %**

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 Grantee

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

Print Name: Peter G. Bulthuis, et al

Address: 28200 Patterson Ave

City: Winchester

State: CA Zip: 92596

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

Print Name: LandDiscounts LLC

Address: 11582 Big Canoe

City: Big Canoe

State: GA Zip: 30143

**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