

APN # 003-101-02

Recording Requested By:

Name Brian Phelps

Address 1647 W. Pacific Coast Hwy # 79

City/State/Zip Wilmington, CA 90744

EUREKA COUNTY, NV
LAND-GRT
RPTT:\$15.60 Rec:\$37.00
Total:\$52.60

2020-240057
02/04/2020 11:00 AM
Pgs=5

BRIAN PHELPS



00007106202002400570050051

LISA HOEHNE, CLERK RECORDER

Grant Deed
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
Brian Phelps
1647 W. Pacific Coast Hwy, Apt 79
Wilmington, California, 90744

GRANT DEED

THE GRANTOR(S),

- Landing Peace, LLC, Justin Atwood, Manager,

for and in consideration of: \$3,750.00 grants

to the GRANTEE(S):

- Brian Phelps, 1647 W. Pacific Coast Hwy, Apt 79, Wilmington, Los Angeles County,
California, 90744,

the following described real estate, situated in the County of Eureka, State of Nevada:

(LEGAL DESCRIPTION):

Lot 3, Block 13, Crescent Valley Ranch & Farms, Unit 4 as recorded Section 21, Township

30N, Range 48E

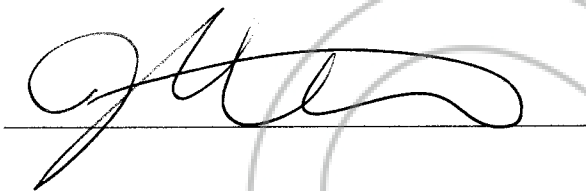
Description is as it appears in Document No. 0229880, Official Records, Eureka County County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: 003-101-02

Grantor Signatures:

DATED: 1/29/2020

A handwritten signature in black ink, appearing to read 'Justin Atwood', is written over a horizontal line.

Justin Atwood, Manager, on behalf of

Landing Peace, LLC
440 E. Route 66
Glendora, California, 91740

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 LOS ANGELES

On JAN 29, 2020 before me, RON ROLEK, NOTARY PUBLIC, personally appeared Justin Atwood, 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.

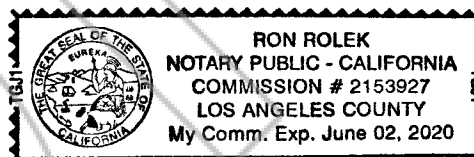
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 003-101-02
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

\$ 3,750.00

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

Transfer Tax Value: _____

Real Property Transfer Tax Due

\$ 15.60

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 [Signature] (LLC Manager) Capacity Seller

Signature [Signature] Capacity Buyer

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

Print Name: Landing Peace LLC
Address: 4335 Van Nuys Blvd Suite 417
City: Sherman Oaks
State: CA Zip: 91403

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

Print Name: Brian Phelps
Address: 1647 W. Pacific Coast Hwy #79
City: Wilmington
State: CA Zip: 90744

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

Print Name: _____ Escrow #: _____
Address: _____ State: _____ Zip: _____
City: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED