

APN: 003-102-03

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$7.80 Rec:\$37.00
Total:\$44.80
LAND DISCOUNTS LLC

2020-240367
04/21/2020 08:29 AM
Pgs=4

Recording requested by:

LandDiscounts LLC

11582 Big Canoe

Big Canoe, GA 30143



LISA HOEHNE, CLERK RECORDER

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: Pentecostal Evangelical Church

Address: PO Box 2078, Moses Lake WA 98837

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 property situated in **Eureka County, Nevada** and described as follows:

Assessor's Parcel Number (APN): 003-102-03 (Lot size: 4.77 acres)

Legal Description: Lot 2 of Block 14 Crescent Valley Ranch and Farm Unit 4

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: _____

Rev. Justin Morris

Rev. Justin Morris

General Bishop, Pentecostal Evangelical Church

Date: 4-2-2020

State of: Washington County of: Grant

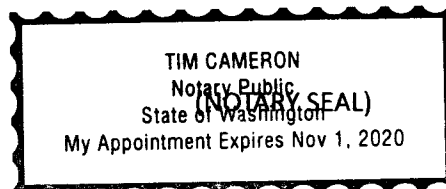
This instrument was acknowledged before me by: Justin Morris

Notary's Signature: _____

[Signature]


Date: April 2ND 2020

Commission Expiration: 11-1-2020



STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity¹ named Pentecostal Evangelical Church
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:
- | | |
|---|---|
| <input checked="" type="checkbox"/> nonprofit corporation | <input type="checkbox"/> registered limited liability partnership |
| <input type="checkbox"/> limited liability company | <input type="checkbox"/> registered limited liability limited partnership |
| <input type="checkbox"/> general partnership | <input type="checkbox"/> limited partnership association |
| <input type="checkbox"/> limited partnership | <input type="checkbox"/> government or governmental subdivision or agency |
| <input type="checkbox"/> | <input type="checkbox"/> corporation |
3. The entity is formed under the laws of Washington
4. The mailing address for the entity is PO Box 2078, Moses Lake WA 98837
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is
Rev. Justin Morris, General Bishop
- 6.² The authority of the foregoing person (s) to bind the entity is ☒ not limited ☐ limited
as follows: _____
7. Other matters concerning the manner in which the entity deals with interests in real property:
N/A

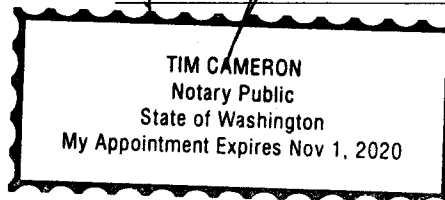

Rev. Justin Morris
General Bishop, Pentecostal Evangelical Church
Date: 4-2-2020

STATE OF Washington
COUNTY OF Grant } SS:

The foregoing instrument was acknowledged before me this 2nd day of APRIL 2020
by Rev Justin Morris

Witness my hand and official seal.

My commission expires: 11-1-2020



Notary Public

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 003-102-03
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

\$ 1,525.00

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

Transfer Tax Value: \$ 1,525.00

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 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] Capacity Grantee

Signature _____ Capacity _____

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

Print Name: Pentecostal Evangelical Church

Address: PO Box 2078

City: Moses Lake

State: WA Zip: 98837

**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