

APN: 002-054-05

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$19.50 Rec:\$37.00
Total:\$56.50

2020-240371
04/23/2020 01:35 PM
Pgs=3

BARRY STANGLINE



00007497202002403710030030

LISA HOEHNE, CLERK RECORDER

Recording requested by:

Barry Stangline

11582 Big Canoe

Big Canoe, GA 30143

WHEN RECORDED RETURN TO

AND MAIL TAX STATEMENT TO:

Thomas Bernard Leonard II

2616 Lark Sparrow Street

North Las Vegas, Nevada 89084

WARRANTY DEED

GRANTOR: Barry Stangline

Address: 11582 Big Canoe, Big Canoe, GA 30143

GRANTEE: Thomas Bernard Leonard II

Address: 2616 Lark Sparrow Street, North Las Vegas, Nevada 89084

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:

Assessor's Parcel Number (APN): 002-054-05

(Lot size: 0.46 acres)

Legal Description: Lot 1 of Block 31 Crescent Valley Ranch & Farms Unit No. 1

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: _____

B. Stangline

Barry Stangline

Date: _____

04-17-2020

State of _____

Georgia

County of: _____

Pickens

This instrument was acknowledged before me by: Barry Stangline

Notary's Signature: _____

Payton Cantrell

Date: _____

4-17-20

Commission Expiration: _____

10-23-2023

(NOTARY SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 002-054-05
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

\$ 4,690.00

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

Transfer Tax Value:

\$ 4,690.00

Real Property Transfer Tax Due

\$ 19.50

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

Signature _____ Capacity _____

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

Print Name: Barry Stangline
Address: 11582 Big Canoe
City: Big Canoe
State: GA Zip: 30143

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

Print Name: Thomas Bernard Leonard II
Address: 2616 Lark Sparrow St
City: North Las Vegas
State: NV Zip: 89084

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