

**APN: 002-019-16**

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

**2020-240714**  
**06/08/2020 09:03 AM**  
Pgs=3

LAND DISCOUNTS LLC



00007871202002407140030037

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:

Paul Dean Davis

PO Box 281

Greenview, CA 96037

## **WARRANTY DEED**

**GRANTOR:** LandDiscounts LLC, a Georgia Limited Liability Company

**Address:** 11582 Big Canoe, Big Canoe, GA 30143

**GRANTEE:** Paul Dean Davis & Sara Leona Davis, Joint Tenants with Rights of Survivorship

**Address:** PO Box 281, Greenview, CA 96037

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): 002-019-16**

**Legal Description:** 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

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: \_\_\_\_\_



Barry Stangline

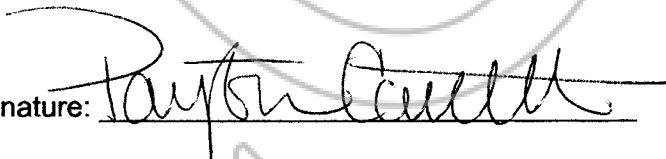
Managing Member of LandDiscounts LLC

Date: 05-29-2020

State of: Georgia County of: Pickens

This instrument was acknowledged before me by: Barry Stangline

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



Date: 05-29-2020

Commission Expiration: 10-23-2023

(NOTARY SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 020-013-005  
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: LandDiscounts LLC  
Address: 11582 Big Canoe  
City: Big Canoe  
State: GA Zip: 30143

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

Print Name: Paul & Sara Davis  
Address: PO Box 281  
City: Greenvew  
State: CA Zip: 96037

**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