

APN: 002-056-04

Return document and send tax statements to:

Victors Vacant Land LLC
428 Yale St
San Francisco, CA
94134

EUREKA COUNTY, NV
RPTT:\$25.35 Rec:\$37.00
\$62.35 Pgs=2
VICTORSVACANTLAND
LISA HOEHNE, CLERK RECORDER

2020-240718

06/10/2020 01:33 PM

WARRANTY DEED

WARRANTY DEED, made this 10th day of June , 2020 , by and between:

Victors Vacant Land LLC
428 Yale St
San Francisco, CA 94134

("grantor(s)", and

David and Jacqueline Punzo
3065 Crescent Ave.
Crescent Valley, NV 89821

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: 6500
six thousand five hundred dollars

The receipt and sufficiency of which is hereby Acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Eureka State of Nevada, described as follows (enter legal description):

Lot 3, Block 39 of CRESENT VALLEY RANCH & FARM Unit 1 as per map recorded in the Office of County Recorder, County of Eureka, State of Nevada as File No. 30481 on April 6, 1959

Also known as street and number:

4013 EUREKA AVENUE, CRESCENT VALLEY

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the said parties have signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of:

Signature: [Signature]

Print name: Victor Reynolds

Capacity: Victors Vacant Land LLC Manager

Signature: _____

Print name: _____

Capacity: _____

Signature: _____

Print name: _____

Capacity: _____

Signature: _____

Print name: _____

Capacity: _____

STATE OF California

COUNTY OF San Francisco

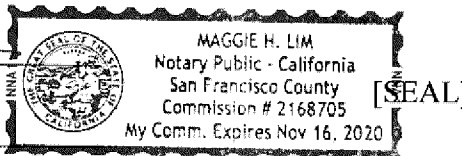
This instrument was acknowledged before me on the 10th day of June, 20 20, by
Victor Reynolds

Notary Public

Maggie H. Lim

Print name

My commission expires: November 16, 2020



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 002-056-04
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. a. Total Value/Sales Price of Property

\$ 6500

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

(_____)

c. Transfer Tax Vaule

\$ _____

d. Real Property Transfer Tax Due

\$ 25.35

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 the 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: Victor D Reynolds

Capacity: Grantee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Victors Vacant Land LLC
Address: 428 yale st
City: San Francisco
State: ca Zip: 94134

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jacqueline and David Punzo
Address: 3065 Crescent ave
City: Crescent Valley
State: NV Zip: 89821

COMPANY REQUESTING RECORDING

Print Name: Victors Vacant Land LLC
Address: 428 Yale st
City: San Francisco State: CA Zip: 94134

Escrow #: _____