

EUREKA COUNTY, NV  
LAND-WAD  
RPTT:\$11.70 Rec:\$37.00  
Total:\$48.70

**2020-241855**  
**08/31/2020 02:40 PM**  
Pgs=3

LAND DISCOUNTS LLC



00009088202002418550030032

LISA HOEHNE, CLERK RECORDER

**Parcel No: 005-040-23**

WHEN RECORDED RETURN TO  
AND MAIL TAX STATEMENT TO:

LandDiscounts LLC

11582 Big Canoe

Big Canoe, GA 30143

## **WARRANTY DEED**

GRANTOR: Richard Koepnick and Edith Koepnick

Address: PO Box 205, Goldfield, NV 89013

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: 005-040-23**

**Legal Description: SE ¼ SE ¼ NW ¼, Section 21, Township 31N, Range 48E, M.D.B.& M**

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: Richard Koepnick  
Richard Koepnick

Date: 8-19-20

Grantor's Signature: Edith Koepnick  
Edith Koepnick

Date: 8-19-20

State of: NEVADA County of: ESMERALDA

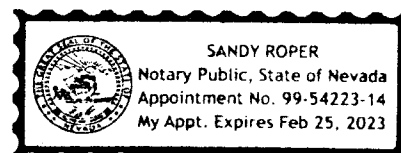
This instrument was acknowledged before me by: Richard Koepnick and Edith Koepnick

Notary's Signature: Sandy Roper

Date: 8/19/2020

Commission Expiration: 2/25/23

(NOTARY SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 005-040-23

b) \_\_\_\_\_

c) \_\_\_\_\_

d) \_\_\_\_\_

**2. Type of Property:**

a) ☒ Vacant Land

c) ☐ Condo/Twnhse

e) ☐ Apt. Bldg

g) ☐ Agricultural

☐ Other

b) ☐ Single Fam. Res.

d) ☐ 2-4 Plex

f) ☐ Comm'l/Ind'l

h) ☐ Mobile Home

**FOR RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property**

\$ 2,625.00

Deed in Lieu of Foreclosure Only (value of property)

( )

Transfer Tax Value:

\$ 2,625.00

Real Property Transfer Tax Due

\$ 11.70

**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 \_\_\_\_\_ Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Richard & Edith Koepnick

Address: PO Box 205

City: Goldfield

State: NV Zip: 89013

**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