

AMERICAN DREAM LANDS LLC

Warranty Deed



00011997202102445990020021

LISA HOEHNE, CLERK RECORDER

APN: 005-240-023

Grantor: American Dream Lands LLC
Of: 340 S Lemon Ave #3755, Walnut CA 91789

Hereby releases all claim, right and title to:

Grantee: Sarah L. McElroy
Of: 90 Dean Dann Spa Rd, Crescent Valley, NV 89821


FOR THE SUM OF TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
the following described tract of land within Eureka County, State of Nevada, to wit:

TOWNSHIP 30 NORTH, RANGE 48 EAST, MDB&M
SECTION 33: S2SE4NE4

Together with all appurtenances there unto belonging. This deed is hereby made expressly subject to all existing recorded restrictions, exceptions, reservations, easements, rights-of-way, conditions, stipulations set forth in the Contract for Deed, and restrictions, including statutes and other laws of municipal, county or other governmental authorities applicable to and enforceable against the premises described herein.

Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not otherwise.


WITNESS THE HAND OF SAID GRANTOR THIS 20th OF MARCH 2021.



Joseph Zilfi, managing member of American Dream Lands LLC

STATE OF COLORADO}
COUNTY OF GARFIELD}

On the 20th of MARCH 2021, personally appeared Joseph Zilfi, managing member of American Dream Lands LLC, the signer of the within instrument, who duly acknowledged to me that he executed the same.



Notary Public

MATT M MITZEL
Notary Public
State of Colorado
Notary ID # 20134007134
My Commission Expires 03-02-2025

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

1. Assessor Parcel Number (s)

- a) 005-240-23
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

	\$	<u>9995.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$	_____
Transfer Tax Value:	\$	<u>9995.00</u>
Real Property Transfer Tax Due:	\$	<u>39.00</u>

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 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 Seller
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: American Dream Lands LLC
 Address: 340 S Lemon Ave #3755
 City: Walnut
 State: CA Zip: 91789

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Sarah McElroy
 Address: 90 Dean Dann Spa Rd
 City: Crescent Valley
 State: NV Zip: 89821

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____