

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

2021-244610
03/30/2021 01:16 PM

Pgs=4

EQUITY ACRES LLC



00012011202102446100040040

LISA HOEHNE, CLERK RECORDER

Recording Requested By:

Equity Acres LLC

When recorded mail to:

Johnathon Perry Davis

90 N. 15th St.

Crescent Valley NV 89821

APN: 3-102-06

Prior Instrument Number: 2019-238872

Special Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, Equity Acres LLC, (GRANTOR), a Limited Liability Company, Rod Hall, Member Manager, does hereby convey to Johnathan Perry Davis (GRANTEE), the following described real property situated in Eureka (COUNTY), Nevada (STATE):

Lot 7 of Block 14 of CRESCENT VALLEY RANCH & FARMS. UNIT NO. 4. as per map recorded in said County as File No. 34552. Parcel No. 3-102-06

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above setforth.

Signature Page to Follow

DATED: 7/26/2021

BY: [Signature]
Rod Hall, Member Manager

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, before me, the undersigned Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Notary Public

SEE ATTACHED CERTIFICATE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of **SACRAMENTO**On **26 MARCH 2021**

Date

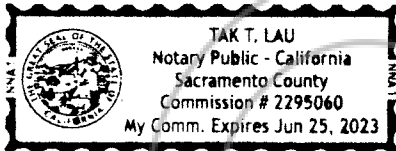
before me, **TAK T LAU, NOTARY PUBLIC**

Here Insert Name and Title of the Officer

personally appeared **RODNEY WILLIAM HALL**

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached DocumentTitle or Type of Document: **SPECIAL WARRANTY DEED**Document Date: **26 MARCH 2021** Number of Pages: **2**

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)Signer's Name: **RODNEY WILLIAM HALL**☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☒ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other:

Signer is Representing:

Signer's Name:

☐ Corporate Officer – Title(s):☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other:

Signer is Representing:

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

a. 310206
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

\$ 4908.00

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

(_____)

c. Transfer Tax Vaule

\$ 4908.00

d. Real Property Transfer Tax Due

\$ 25.03

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: [Signature]

Capacity: Seller

Signature: _____

Capacity: Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Equity Acres LLC
Address: P.O. Box 215501
City: Sacramento
State: CA Zip: 95821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Johnathon Perry Davis
Address: 90 N. 15th Street
City: Crescent Valley
State: NV Zip: 89821

COMPANY REQUESTING RECORDING

Print Name: Equity Acres LLC
Address: P.O.Box 215501
City: Sacramento State: CA Zip: 95821

Escrow #: N/A

As a public record this form may be recorded/microfilmed