

APN: 003-193-01,003-253-03

EUREKA COUNTY, NV
RPTT:\$19.50 Rec:\$37.00
\$56.50 Pgs=2

2021-245207
06/17/2021 02:12 PM

VICTORSVACANTLAND
LISA HOEHNE, CLERK RECORDER

Return document and send tax statements to:

Bradley T Sanders
Whose address is
2258 cassia
pocatello, ID 83201

WARRANTY DEED

WARRANTY DEED, made this 17th day of June, 2021, by and between:

Victor D. Reynolds II
Whose Address is:
428 Yale st
San Francisco, Ca 94134

("grantor(s)", and
Bradley T Sanders
Whose address is
2258 cassia
pocatello, ID 83201

The Grantee(s)

THE GRANTOR, for and in consideration of the sum of: **\$5000**

Five thousand dollars and zero cents

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 State of Nevada, described as follows (enter legal description):

Nevelco Inc. #1 Lot 31 Unit 1 in Eureka County Nevada
Nevelco Inc. #2 T29N, R48E, Sec. 15 Block BB Lots 9 & 10 in Eureka County Nevada

Also known as street and number: n/a

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] Signature: _____

Print name: Victor D. Reynolds II Print name: _____

Capacity: Grantor Capacity: _____

Signature: _____ Signature: _____

Print name: _____ Print name: _____

Capacity: _____ Capacity: _____

STATE OF California
COUNTY OF San Francisco

This instrument was acknowledged before me on the 17 day of June, 2021, by
Victor D. Reynolds II

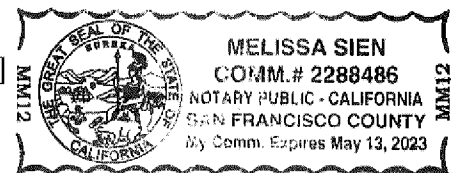
Melissa Sien, Notary Public
Notary Public

Melissa Sien

Print name

My commission expires: May 13, 2023

[SEAL]



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a. 003-193-01
b. 003-253-03
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

\$ 5000

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

(_____)

c. Transfer Tax Vaule

\$ 5000

d. 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: _____ %

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: Grantor

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Victor D. Reynolds II
Address: 428 yale st
City: San Francisco
State: ca Zip: 94134

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bradley T Sanders
Address: 2258 cassia
City: Pocatello
State: ID Zip: 83201

COMPANY REQUESTING RECORDING

Print Name: Victor D. Reynolds II
Address: 428 Yale st
City: San Francisco State: CA Zip: 94134

Escrow #: _____