

EUREKA COUNTY, NV **2021-245504**  
RPTT:\$2008.50 Rec:\$37.00  
\$2,045.50 Pgs=3 07/19/2021 01:46 PM  
STEWART TITLE ELKO  
LISA HOEHNE, CLERK RECORDER

<b>A.P.N. No.:</b>	007-210-06
<b>R.P.T.T.</b>	\$2,008.50
<b>File No.:</b>	1303206 PA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
J.W.L. PROPERTIES LLC, a Nevada Limited-Liability Company	
PO Box 231	
Smith, NV 89430	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Shelba Kay Smith, an unmarried woman** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **J.W.L. PROPERTIES LLC, a Nevada Limited-Liability Company**, all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

TOWNSHIP 21 NORTH, RANGE 53 EAST, M.D.B.&M.

Section 23: S1/2;

EXCEPTING THEREFROM all oil, and gas as reserved in Patent executed by the United States of America, recorded on July 16, 1962, in Book 26, of Deeds, at Page 240, Eureka County, Nevada.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

TOGETHER WITH water rights, including any and all water rights appurtenant to the Property, including, but not limited to, all right, title, and interest of Seller in Permit Nos. 18796 and 18797 to use underground waters issued by the State of Nevada, Division of Water Resources, in the respective amounts of 640 acre feet under Permit No. 18796 and 640 acre feet under Permit No. 18797 and the applicable rates of diversion for both permits.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: July 9, 2021

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Shelba Kay Smith  
Shelba Kay Smith

**ACKNOWLEDGEMENT ATTACHED**

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021  
By: Shelba Kay Smith

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



State of California )  
County of Riverside )

### CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On July 9, 2021 before me, Sharon Banks, notary public  
(here insert name and title of the officer)

personally appeared Shelba Kay Smith

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.

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 Sharon Banks

(Seal)

#### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_ containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s)

Title(s) \_\_\_\_\_

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Names(s) of Person(s) or Entity(ies) Signer is Representing

#### Additional Information

##### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
 form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

##### Other

Additional Signer(s)     Signer(s) Thumbprint(s)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 007-210-06  
 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 RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 515,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 515,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,008.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100%

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 Shelba Kay Smith                      Capacity                      Grantor  
 Signature \_\_\_\_\_                                      Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Shelba Kay Smith  
 Address: 29050 Envoy Drive  
 City: Nuevo  
 State: CA                      Zip: 92567

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: J.W.L. PROPERTIES LLC, a  
Nevada Limited-Liability Company  
 Address: PO Box 231  
 City: Smith  
 State: NV                      Zip: 89430

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1303206 PA  
 Address: 810 Idaho St  
 City: Elko    State: NV                      Zip: 89801