

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

A.P.N. No.:	007-210-06
R.P.T.T.	\$2,008.50
File No.:	1303206 PA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
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