

EUREKA COUNTY, NV

2021-246374

RPTT:\$7.80 Rec:\$37.00

\$44.80 Pgs=2

09/23/2021 11:09 AM

ZAINO INVESTMENTS

LISA HOEHNE, CLERK RECORDER

Recording requested by and mail documents and tax statements to:

Name: JTML Land Holdings, LLC

Address: P.O. Box 2064

City: Methuen

State: MA Zip Code: 01844

GENERAL WARRANTY DEED

STATE OF NEVADA

COUNTY OF EUREKA

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten dollars (\$10.00) in hand paid to Richard Decosta, a Grantor, (hereinafter known as the "Grantor(s)") hereby conveys and warrants the title against all persons whomsoever to JTML Land Holdings, LLC, a Grantee, residing at P.O. Box 2064, County of Essex, City of Methuen, State of Massachusetts (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Eureka, Nevada to-wit:

APN:003-301-08; LOT 19 OF THE EL CORTEZ RANCHO, 1.92 ACRES

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal.

[Handwritten Signature]
Grantor's Signature

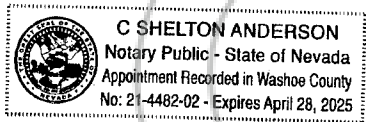
STATE OF Nevada)
COUNTY OF Washoe)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard C. Decostato whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 21 day of September, 2021

[Handwritten Signature]

Notary Public



My Commission Expires: April 28, 2025

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 003-301-08 _____
- 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 |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 2,000.00
- b. Deed in Lieu of Foreclosure Only (value of property (_____)
- c. Transfer Tax Value: \$ 2,000.00
- d. Real Property Transfer Tax Due \$ 7.80

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 *Richard C. Decosta, Jr.* Capacity: Seller

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard C. Decosta, Jr. _____
 Address: 675 Parlanti Lane, Unit 138 _____
 City: Sparks _____
 State: NV _____ Zip: 89434 _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JTML Land Holdings, LLC _____
 Address: P.O. Box 2064 _____
 City: Methuen _____
 State: MA _____ Zip: 01844 _____

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED