

**APN(s): 002-019-20 & 003-141-15**

Recording requested by:

LandDiscounts LLC  
11582 Big Canoe  
Big Canoe, GA 30143

WHEN RECORDED RETURN TO  
AND MAIL TAX STATEMENT TO:

LandDiscounts LLC  
11582 Big Canoe  
Big Canoe, GA 30143

EUREKA COUNTY, NV  
LAND-WAD  
RPTT:\$27.30 Rec:\$37.00  
Total:\$64.30  
LANDDISCOUNTS LLC

**2021-246517**  
**11/05/2021 03:13 PM**  
Pgs=3



00014067202102465170030037

LISA HOEHNE, CLERK RECORDER

ABOVE SPACE PROVIDED FOR RECORDER'S USE ONLY

## **WARRANTY DEED**

**GRANTOR:** William P. Bodkin and Sharon A. Bodkin

**Address:** PO Box 883, Searchlight NV 89046

**GRANTEE:** LandDiscounts LLC, a Georgia Limited Liability Company

**Address:** 11582 Big Canoe, Big Canoe GA 30143

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real property situated in **Eureka County, Nevada** and described as follows:

**Parcel #1:**

**Assessor's Parcel Number (APN):** 002-019-20 (Lot size: 0.46 acres)

**Legal Description:** Lot 16 of Block 10 of CRESCENT VALLEY RANCH & FARMS, UNIT NO. 1 as per map recorded in the Office of the Eureka County Recorder as File No. 34081.

**Parcel #2:**

**Assessor's Parcel Number (APN):** 003-141-15 (Lot size: 20.22 acres)

**Legal Description:** The South Half (S ½) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of Section 29, Township 29 North, Range 48 East, M.D.B.&M.

To have and to hold the above-described property, together with the tenements, hereditaments and appurtenances hereunto belonging unto Grantee, his heirs and assigns forever. And Grantor, for himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that Grantor and his heirs and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof. Subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record.

Grantor's Signature: William P. Bodkin Date: 10.27.21  
William P. Bodkin

Grantor's Signature: Sharon A. Bodkin Date: 10-27-21  
Sharon A. Bodkin

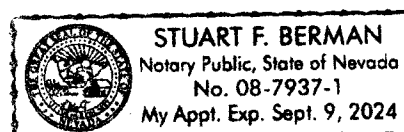
State of: NEVADA County of: CLARK

This instrument was acknowledged before me by: William P. Bodkin and Sharon A. Bodkin

Notary's Signature: Stuart F. Berman Date: 21 OCTOBER 2021

Commission Expiration: 9/9/2024

(NOTARY SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 002-019-20  
b) 003-141-15  
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. Total Value/Sales Price of Property**

Deed in Lieu of Foreclosure Only (value of property) \$ 7,000.00  
Transfer Tax Value: \_\_\_\_\_  
Real Property Transfer Tax Due \$ 7,000.00  
\$ 27.30

**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 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 \_\_\_\_\_ Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: William & Sharon Bodkin  
Address: PO Box 883  
City: Searchlight  
State: NV Zip: 89046

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: LandDiscounts LLC  
Address: 11582 Big Canoe  
City: Big Canoe  
State: GA Zip: 30143

**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