

APN: 002-018-32

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$13.65 Rec:\$37.00
Total:\$50.65
LANDDISCOUNTS LLC

2021-246540
11/19/2021 01:23 PM
Pgs=5

Recording requested by:

LandDiscounts LLC
11582 Big Canoe
Big Canoe, GA 30143



LISA HOEHNE, CLERK RECORDER

WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENT TO:

LandDiscounts LLC
11582 Big Canoe
Big Canoe, GA 30143

ABOVE SPACE PROVIDED FOR RECORDER'S USE ONLY

WARRANTY DEED

GRANTOR: Shawn Hull and Joy Hull

Address: 1894 Brownwood Ct, Concord CA 94521

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:

Assessor's Parcel Number (APN): 002-018-32 (Lot size: 0.92 acres)

Legal Description: Lots 3 & 4 of Block 20 of CRESCENT VALLEY RANCH & FARMS, UNIT 1

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: Joy A Hull
Joy Hull

Date: 11/3/21

State of Oregon County of: Josephine

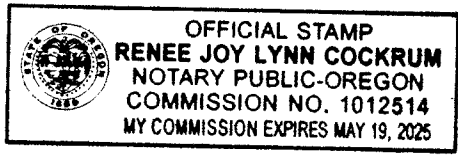
This instrument was acknowledged before me by: Joy Hull

Notary's Signature: Renee Joy Lynn Cockrum

Date: November 3, 2021

Commission Expiration: May 19, 2025

(NOTARY SEAL)



Grantor's Signature: Shawn Hull
Shawn Hull

Date: 11/9/2021

State of: _____ County of: _____

Scottsbluff

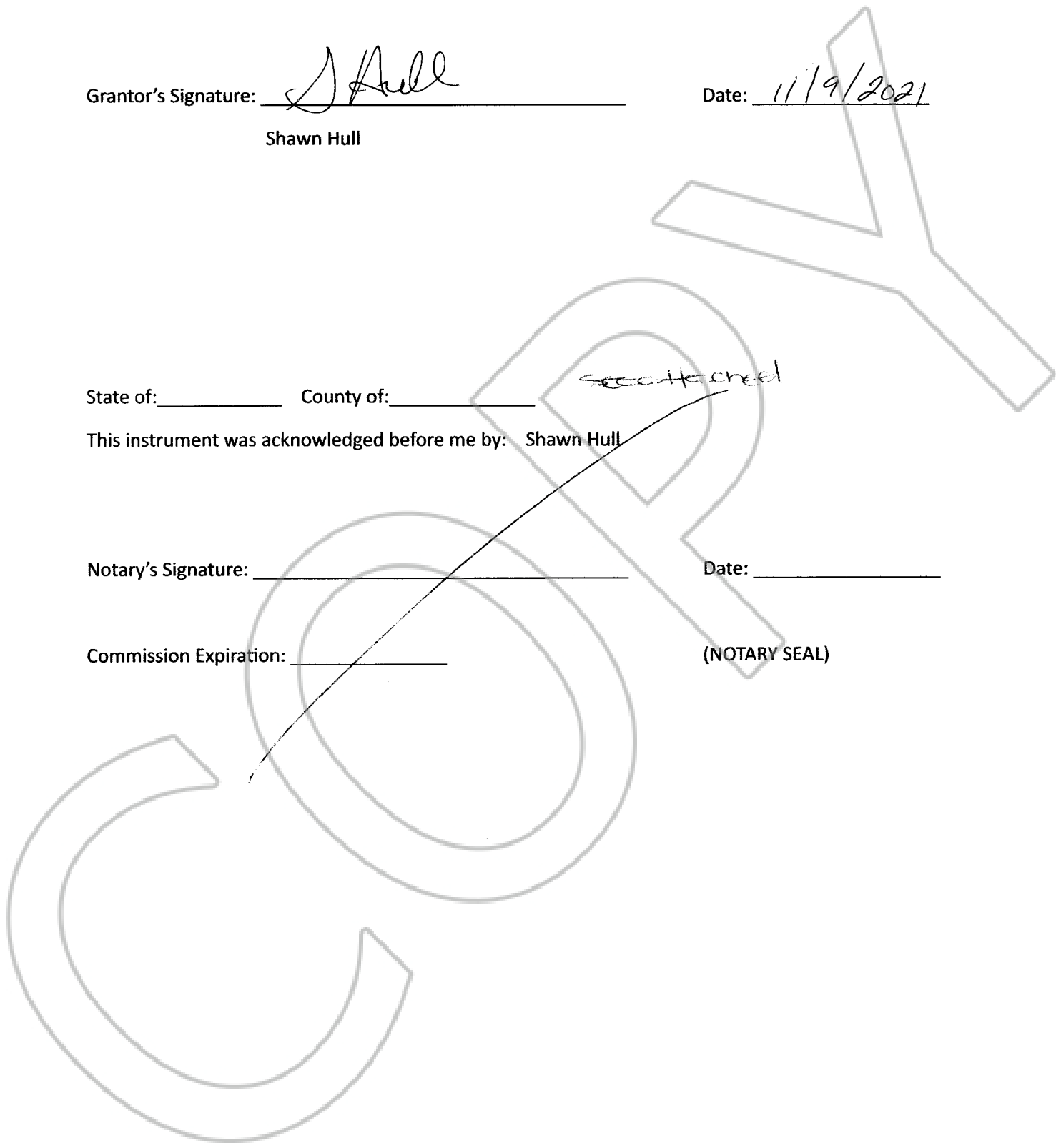
This instrument was acknowledged before me by: Shawn Hull

Notary's Signature: _____

Date: _____

Commission Expiration: _____

(NOTARY SEAL)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

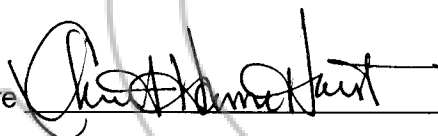
On November 9, 2021 before me, Christine Hamre-Hurst, Notary Public
(insert name and title of the officer)

personally appeared Shawn Hull
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



(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 002-018-32
 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 RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

\$ 3,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 3,500.00
 Real Property Transfer Tax Due \$ 13.65

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 [Signature] Capacity Grantee

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Shawn & Joy Hull
 Address: 1894 Brownwood Ct
 City: Concord
 State: CA Zip: 94521

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