

APN: 002-044-04

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

2021-247487
11/22/2021 02:23 PM
Pgs=3

Recording requested by:

LandDiscounts LLC
11582 Big Canoe
Big Canoe, GA 30143



00015055202102474870030033

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: Richard C. Anderson and Bennie S. Anderson, Husband and Wife as Joint Tenants

Address: 313 Shadow Place, Pagosa Springs CO 81147

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): 002-044-04

(Lot size: 2.07 acres)

Legal Description: Lot 1 of Block 33 of CRESCENT VALLEY RANCH AND FARMS UNIT 1
as per map recorded in Eureka County as File No. 34081.

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: Richard C. Anderson

Richard C. Anderson

Date: 11/10/2021

Grantor's Signature: Bennie S. Anderson

Bennie S. Anderson

Date: 11/10/2021

State of: Colorado County of: Archuleta

This instrument was acknowledged before me by: Richard C. Anderson and Bennie S. Anderson

Notary's Signature: Veronica Medina

Date: 11/10/2021

Commission Expiration: 12/5/2023

(NOTARY SEAL)

VERONICA ANN MEDINA
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20194045043
My Commission Expires 12/5/2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 002-044-04
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 _____

Capacity Grantee

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard & Bennie Anderson
Address: 313 Shadow Place
City: Pagosa Springs
State: CO Zip: 81147

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