

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV **2021-247492**
RPTT:\$11.70 Rec:\$37.00
\$48.70 Pgs=3 11/24/2021 08:42 AM
GREAT HOMES 4 U, LLC
LISA HOEHNE, CLERK RECORDER

PARCEL NUMBER: 005-040-02
WHEN RECORDED RETURN TO:
Great Homes 4 U, LLC
1418 W Pipeline Rd, STE 220
Hurst, Texas, 76053

GRANT DEED

THE GRANTOR(S),

- James F. Elder and Patricia K. Elder, as Trustees, or any Successor Trustee, under a Declaration of Trust dated January 13, 1989, or any amendments thereto, wherein James F. Elder and Patricia K. Elder are the Trustors, James F. Elder, Trustee,

for and in consideration of: \$10.00 grants

to the GRANTEE(S):

-
Great Homes 4 U, LLC, a Texas Limited Liability Company, with address of 1418 W Pipeline Rd, STE 220, Hurst, Tarrant County, Texas, 76053,

the following described real estate, situated in the County of Eureka, State of Nevada:

(LEGAL DESCRIPTION):

Township 31 North, Range 48 Each, M.D.B.&M.
Section 21: NE 1/4, NE 1/4, NW 1/4

Description is as it appears in Document No. 126349, Official Records, Eureka County, Nevada.

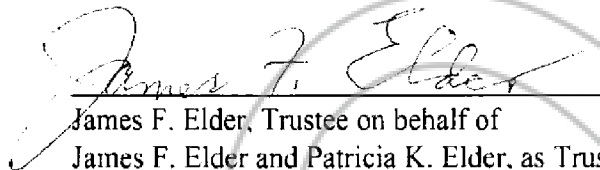
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: 005-040-02

Mail Tax Statements To:
Great Homes 4 U, LLC
1418 W Pipeline Rd, STE 220
Hurst. Texas 76053

Grantor Signatures:

DATED: 11-23-2021



James F. Elder, Trustee on behalf of
James F. Elder and Patricia K. Elder, as Trustees, or any Successor Trustee, under a Declaration
of Trust dated January 13, 1989, or any amendments thereto, wherein James F. Elder and Patricia
K. Elder are the Trustors
306 S Chapman St
Greensboro, North Carolina, 27403

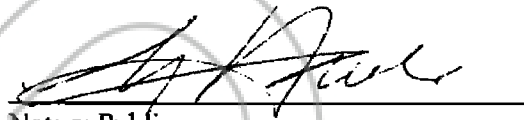
STATE OF NORTH CAROLINA, COUNTY OF GUILFORD, ss:

On this 23 day of November, 2021, before me,

Nadine Howell, personally appeared James F. Elder on behalf of James F. Elder and Patricia K. Elder, as Trustees, or any Successor Trustee, under a Declaration of Trust dated January 13, 1989, or any amendments thereto, wherein James F. Elder and Patricia K. Elder are the Trustors, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

NADINE HOWELL
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires March 28, 2026



Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 3/28/2026

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-040-02
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

\$ 3,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ 11.70

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 Donald Kozario Capacity Buyer, MM, Great Homes 4 U

Signature x James Elder Capacity Seller

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

Print Name: James Elder
Address: 306 S Chapman St
City: Greensboro
State: NC Zip: 27403

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

Print Name: Great Homes 4 U, LLC
Address: 1418 W Pipeline Rd, STE 220
City: Hurst
State: Texas Zip: 76053

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