

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV
RPTT:\$11.70 Rec:\$37.00
\$48.70 Pgs=3
GREAT HOMES 4 U, LLC
LISA HOEHNE, CLERK RECORDER

2021-247648
12/13/2021 03:44 PM

PARCEL NUMBER: 005-190-17

WHEN RECORDED RETURN TO:
Great Homes 4U, LLC
1418 W Pipeline Rd, STE 220
Hurst, Texas, 76053

WARRANTY DEED

THE GRANTOR(S),

- The Ventura Family Trust, dated May 14, 2002, Frank C. Ventura and Anna Ventura,
Trustee

for and in consideration of: \$10.00 grants, bargains, sells, conveys and warranties to
the GRANTEE(S):

-
Great Homes 4 U, LLC, a Texas Limited Liability Company, with mailing 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:

LEGAL DESCRIPTION: 005-197, Township 30 North, Range 48 East, M.D.B & M. Section 11:
SE4SE4NW4

Description is as it appears in Document No. 182247, 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; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 005-190-17

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

Grantor Signature:

DATED: 12/13/2021

Frank C Ventura, Trustee

Frank C. Ventura, Trustee on behalf of
The Ventura Family Trust, dated May 14,
2002,
410 N. DEERFIELD STREET
ANAHEIM, California, 92807

Grantor Signature:

DATED: 12/13/2021

Anna Ventura, Trustee

Anna Ventura, Trustee on behalf of
The Ventura Family Trust, dated May 14,
2002,
410 N. DEERFIELD STREET
ANAHEIM, California, 92807

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 ORANGE

On 12-13-2021 before me, D. Merritt, Notary Public, personally appeared Frank C. Ventura and Anna Ventura on behalf of The Ventura Family Trust, dated May 14, 2002., 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.

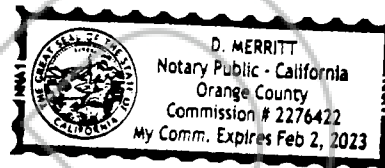
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 005-190-17
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

\$ 2,923.21

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 [Signature]

Capacity Buyer, MM Great Homes 4 U

Signature [Signature]

Capacity Seller

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: FRANK C VENTURA

Address: 410 N Deerfield St

City: Anaheim

State: CA Zip: 92807

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