

EUREKA COUNTY, NV

**2021-247661**

RPTT:\$25.35 Rec:\$37.00

\$62.35 Pgs=3

12/15/2021 02:53 PM

WE BUY LAND DEALS, LLC

LISA HOEHNE, CLERK RECORDER

Recording Requested by:

Glenn Zeichner  
10945 Haveshill Way  
Mather, CA 95655

When recorded, please return this  
deed **and mail tax statements to:**

We Buy Land Deals, LLC  
171 Branham Lane, Suite 10  
San Jose, CA 95136

**WARRANTY DEED**

THE GRANTOR(S),

- Glenn Zeichner, a married man, as his sole and separate property

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

- We Buy Land Deals, LLC, 171 Branham Lane, Suite 10, San Jose, CA 95136

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

Legal Description:

Township 29 North, Range 49 East, Mount Diablo Base and Meridian.  
Section 7: S2S2NE4

Reserving for roadway, transmission and utility purposes, a perimeter easement 30 feet in width measured inward from, and the interior boundary of said easement run parallel to, each of the exterior boundaries of the property herein described.

APN: 005-500-14 (+/- 40.00 acres)

SUBJECT TO: Easements, building and use restrictions, mineral and royalty reservations, and other matters of record; zoning ordinances; any and all liens, encumbrances, restrictions, taxes, and the like affecting the premises;


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 itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to convey the same as aforesaid; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of the Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend the title to the said lands against every person lawfully claiming the same of any part thereof. Grantor's spouse also to sign to release any dower rights and/or rights to community property and forfeits all interest whatsoever in which this Warranty Deed pertains to.

APN: 005-500-14 (+/- 40.00 acres)


**Signed and Sealed:**

Dated this 15 day of December, 2021.

  
Glenn Zeichner

Dated this 15 day of 12, 2021.

**I Release all Interest and/or Community Property Rights:**

  
Daphne Zeichner

APN: 005-500-14 (+/- 40.00 acres)


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 Sacramento

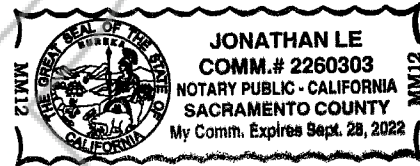
On 12/15/2021 before me, Jonathan Le, Notary Public, personally appeared Glenn Zeichner, and Daphne Zeichner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ /they executed 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**

1. Assessor Parcel Number(s)  
 a. 005-500-14  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property      \$ 6,300.00  
 b. Deed in Lieu of Foreclosure Only (value of property (n/a) )  
 c. Transfer Tax Value:      \$ 6,300.00  
 d. Real Property Transfer Tax Due      \$ 25.35

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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 Glenn Zeichner Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Glenn Zeichner  
 Address: 10945 Haveshill Way  
 City: Mather  
 State: CA      Zip: 95655

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: We Buy Land Deals, LLC  
 Address: 171 Branham Lane, Suite 10  
 City: San Jose  
 State: CA      Zip: 95136

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_