

APN: 003-033-05

**Recording Requested By:**

Paladin Land Development, LLC  
Frank Root  
1947 Foothill Drive  
Kamas, UT 84036-9761  
Phone: 208-559-7108

EUREKA COUNTY, NV

RPTT:\$7.80 Rec:\$37.00

\$44.80 Pgs=2

TRUDREAM PROPERTIES, LLC

LISA HOEHNE, CLERK RECORDER

**2022-247873**

**03/04/2022 04:15 PM**

**After Recording Return**

**To and Mail Tax:**

TDP Holdings, LLC  
6200 Rockside Woods Blvd, Ste. 215  
Independence, Ohio 44131  
Ph: 216-925-0115

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**WARRANTY DEED**

This Warranty Deed, Executed this 14<sup>th</sup> day of February, 20 22,

By Paladin Land Development, LLC whose address is 1947 Foothill Drive, Kamas, UT 84036-9761, hereinafter called the GRANTOR:

To TDP Holdings, LLC, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd., #215, Independence, OH 44131, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in the County of Eureka, State of Nevada, viz:

LOT 8 OF BLOCK 13 OF CRESCENT VALLEY RANCH & FARMS, UNIT NO. 3 AS PER MAP RECORDED IN SAID EUREKA COUNTY NEVADA, AS FILE NO. 34551.

*TO HAVE AND TO HOLD* the premises unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that at and until the ensealing of these presents, the land is free and clear from all liens and encumbrances whatsoever by, from, through, or under Grantor, except (i) taxes and assessment, both general and special, which are a lien but not yet due and payable, (ii) zoning regulations and ordinances, (iii) such easements, conditions, reservations, restrictions, and other matters of record; and that Grantor will WARRANT AND DEFEND the land, unto Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through, or under Grantor, except as above set forth.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year as written below.

**GRANTOR**

Frank Root, Manager

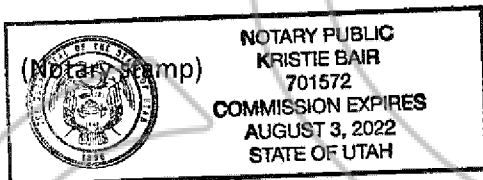
Frank Root, Manager

Paladin Land Development, LLC

STATE OF NEVADA Utah

COUNTY OF Summit

This instrument was acknowledged before me on 2/14/2022 (date) by  
Frank Root (name(s) of person(s)).



Kristie Bair  
(Signature of notarial officer)

Kristie Bair  
(Printed name)

My Commission Expires: 8/3/2022

**STATE OF NEVADA**  
**DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-033-05  
 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

\$ 1,749.95

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ 1,749.95

Real Property Transfer Tax Due \$ 7.80

**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 [Signature] Capacity Seller

Signature Craig Kalin Capacity Buyer

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

Print Name: Paladin Land Development, LLC

Address: 1947 Foothill Drive

City: Kamas

State: UT Zip: 84036-9761

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

Print Name: TDP Holdings, LLC

Address: 6200 Rockside Woods Blvd, Ste 215

City: Independence

State: OH Zip: 44131

**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