

EUREKA COUNTY, NV
RPTT:\$9.75 Rec:\$37.00
\$46.75 Pgs=2

2022-247913
03/22/2022 08:45 AM

TRUDREAM PROPERTIES, LLC
LISA HOEHNE, CLERK RECORDER

APN: 003-112-02

Recording Requested By:

Bobbie L. Lawhorn
38345 Oak Tree Loop
Murrieta, CA 92562
Ph: 949-412-3718

After Recording

Return To and Mail Tax:

TDP Holdings, LLC
6200 Rockside Woods Blvd, Ste. 215
Independence, Ohio 44131
Ph: 216-925-5125

WARRANTY DEED

Property Appraiser's Parcel Identification No. **003-112-02**

This Warranty Deed, Executed this 14th day of March, 2022,

By **Bobbie L. Lawhorn, Individually and as Trustee of the Lawhorn Family Trust dated 8-20-1994**, whose address is 38345 Oak Tree Loop, Murrieta, CA 92562, 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:

APN 003-112-02

LOT 7 IN BLOCK 16, AS SHOWN ON THE MAP OF CRESCENT VALLEY RANCH & FARMS, UNIT NO. 4,
RECORDED IN THE OFFICE OF THE EUREKA COUNTY, NEVADA, RECORDER ON NOVEMBER 5, 1959.

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.

Lawhorn Family Trust, Grantor
Bobbie L. Lawhorn, Grantor and Trustee

Bobbie Lawhorn
Grantor Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)

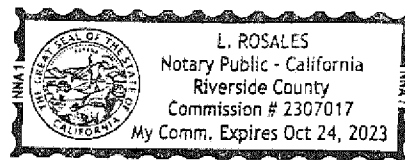
County of RIVERSIDE)

On 03/14/2022 (date) before me, L. ROSALES, NOTARY PUBLIC
(name and title of the officer), personally appeared BOBBIE LAWHORN

(name of person signing), 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 [Handwritten Signature]

(Seal)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-112-02
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|------------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| <input type="checkbox"/> | Other | | |

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 2500
 Transfer Tax Value: _____
 Real Property Transfer Tax Due \$ 2500
 \$ 9.75

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 Bobbie Lawhorn Capacity Seller

Signature [Signature] Capacity Buyer

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

Print Name: Bobbie L. Lawhorn; Lawhorn Family Trust
 Address: 38345 Oak Tree Loop
 City: Murrieta
 State: CA Zip: 92562

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

Print Name: TDP Holdings, LLC
 Address: 6200 Rockside Woods Blvd #215
 City: Independence
 State: OH Zip: 44131

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____