

A.P.N.: 005-190-17
File No: 121-2648982 (PB)
R.P.T.T.: \$21.45

EUREKA COUNTY, NV
RPTT:\$21.45 Rec:\$37.00
\$58.45 Pgs=2
2022-248055
05/10/2022 09:55 AM
FIRST AMERICAN TITLE RENO
LISA HOEHNE, CLERK RECORDER

When Recorded Mail To: Mail Tax Statements To:
Tommy Joe Wilson
5031 Canyon Run Dr.
Sparks, NV 89436

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Great Homes 4 U, LLC, a Texas limited liability company

do(es) hereby *GRANT, BARGAIN and SELL* to

Tommy Joe Wilson, an unmarried man

the real property situate in the County of Eureka, State of Nevada, described as follows:

**THE SOUTHEAST QUARTER (SE ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF THE
NORTHWEST QUARTER (NW ¼) OF SECTION 11, TOWNSHIP 30 NORTH, RANGE 48
EAST, M.D.B & M., EUREKA COUNTY, NEVADA.**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Great Homes 4 U, LLC, a Texas limited liability company

By: Donald J. Rozario
Name: Donald J. Rozario
Title: Managing Member

By: Jessica R. Rozario
Name: Jessica R. Rozario
Title: Managing Member

STATE OF Arizona)
COUNTY OF Maricopa) ss.

This instrument was acknowledged before me on 05/09/2022 by
Donald J. Rozario Jessica R. Rozario By means of communication technology.

P. Stasinos
Notary Public
(My commission expires: 09/09/2023)



P STASINOS
Notary Public - Arizona
Maricopa County
Commission # 569543
My Comm. Expires Sept 9, 2023

Notarized online using audio-video communication
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 121-2648982.

**STATE OF NEVADA
DECLARATION OF VALUE**

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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a) Total Value/Sales Price of Property: _____

\$5,250.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value: \$5,250.00

d) Real Property Transfer Tax Due \$21.45

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: Donald J. Rosario

Capacity: Managing member

Signature: Jessica R. Rosario

Capacity: Managing member

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

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

Print Name: Great Homes 4 U, LLC

Print Name: Tommy Joe Wilson

Address: 1418 W. Pipeline Rd. #220

Address: 5031 Canyon Run Dr.

City: ~~Las Vegas~~ Hurst

City: Sparks

State: TX Zip: 76053

State: NV Zip: 89436

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

First American Title Insurance

Print Name: Company

File Number: 121-2648982 PB/ aw

Address: 5310 Kletzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)