

Recording Requested By:

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

EUREKA COUNTY, NV
RPTT:\$19.50 Rec:\$37.00
\$56.50 Pgs=2

2022-248059

05/10/2022 01:50 PM

TRUDREAM PROPERTIES, LLC
LISA HOEHNE, CLERK RECORDER

After Recording Return

To and Mail Tax:

Kenneth Wayne Baker
27177 185th Ave SE Suite 111, Box 120
Covington, WA 98042
Ph: 425-239-3396

SPECIAL WARRANTY DEED

Property Appraiser's Parcel Identification No. **003-033-05**

This Special Warranty Deed, Executed this 10th day of May, 2022

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

To **Kenneth Wayne Baker**, whose address is 27177 185th Ave SE Suite 111, Box 120, Covington, WA 98042, 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 NV, viz:

APN 003-033-05

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.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

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

TDP Holdings, LLC, Grantor
Craig Kahn, Managing Member



Grantor Signature

STATE OF OHIO
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 10th day of May 2022
(date) by Craig Kahn of TDP Holdings, LLC, an Ohio limited liability company, on behalf of the corporation.



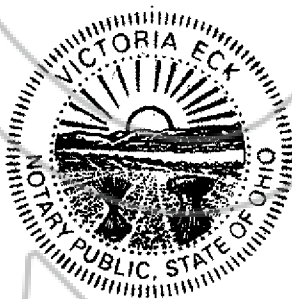
Notary Public

VICTORIA ECK

Printed Name

My Commission Expires:

June 28, 2026



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

\$ 4997

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value: \$ 4997

Real Property Transfer Tax Due \$ 19.50

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 Kenneth Wayne Baker Capacity Buyer

Signature Craig Kahn Capacity Seller

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: TDP Holdings, LLC by Craig Kahn, Owner

Address: 6200 Rockside Woods Blvd, Ste 215

City: Independence

State: OH Zip: 44131

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Kenneth Wayne Baker

Address: 27177 185th Ave SE Suite 111, Box 120

City: Covington

State: WA Zip: 98042

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