

**APN: 003-034-03**

**Recording requested by:**

LandDiscounts LLC  
11582 Big Canoe  
Big Canoe, GA 30143

**WHEN RECORDED RETURN TO  
AND MAIL TAX STATEMENT TO:**

LandDiscounts LLC  
11582 Big Canoe  
Big Canoe, GA 30143

EUREKA COUNTY, NV  
LAND-WAD  
RPTT:\$13.65 Rec:\$37.00  
Total:\$50.65  
LANDDISCOUNTS LLC

**2022-248077**  
**05/23/2022 02:57 PM**  
Pgs=3



00015780202202480770030032  
KATHERINE J. BOWLING, CLERK RECORDER

ABOVE SPACE PROVIDED FOR RECORDER'S USE ONLY

## **WARRANTY DEED**

**GRANTOR:** Thomas E. Norie

**Address:** 216 E. 17th Street, Cheyenne WY 82001

**GRANTEE:** LandDiscounts LLC, a Georgia Limited Liability Company

**Address:** 11582 Big Canoe, Big Canoe GA 30143

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real property situated in **Eureka County, Nevada** and described as follows:

**Assessor's Parcel Number (APN): 003-034-03 (Lot size: 4.77 acres)**

**Legal Description: Lot 2 Block 14 Crescent Valley Ranch & Farms Unit 3, Sec 17 T29 R48**

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 himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that Grantor and his heirs and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and at the expense

of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof. Subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record.

Grantor's Signature: \_\_\_\_\_

Thomas E. Norie

Thomas E. Norie

Date: 05-12-2022

State of: Wyoming County of: Laramie

This instrument was acknowledged before me by: Thomas E. Norie

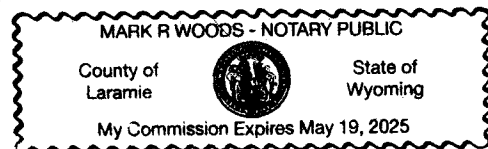
Notary's Signature: \_\_\_\_\_

Mark R Woods

Date: 05-12-2022

Commission Expiration: 05-19-2025

(NOTARY SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 003-034-03  
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**

\$ 3,500.00

Deed in Lieu of Foreclosure Only (value of property)

(\_\_\_\_\_)

Transfer Tax Value:

\$ 3,500.00

Real Property Transfer Tax Due

\$ 13.65

**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 \_\_\_\_\_ Capacity Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Thomas E. Norie  
Address: 216 E. 17th St  
City: Cheyenne  
State: WY Zip: 82001

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

Print Name: LandDiscounts LLC  
Address: 11582 Big Canoe  
City: Big Canoe  
State: GA Zip: 30143

**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