

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV  
LAND-GRT  
RPTT:\$27.30 Rec:\$37.00  
Total:\$64.30

**2022-248582**  
**08/01/2022 01:23 PM**

Pgs=3

CORTEZ GENERAL HOLDINGS LLC



00016316202202485820030032

KATHERINE J. BOWLING, CLERK RECORDER

PARCEL NUMBER: 002-016-22  
WHEN RECORDED RETURN TO:  
Cortez General Holdings LLC  
HC66 Box 3-8  
Beowawe, Nevada, 89821

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## GRANT DEED

THE GRANTOR(S),

- Nicholas James West, a single person.

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants

to the GRANTEE(S):

- Cortez General Holdings LLC, Christopher A. Hilley, Nominee, Cortez General Holdings LLC, 1309 Coffeen Ave Ste 1200, Sheridan, Sheridan County, Wyoming, 82801, the following described real estate, situated in Eureka County, State of Nevada:

(LEGAL DESCRIPTION):

APN: 002-016-22

Legal: Crescent Valley Ranch & Farms Unit 1 Block 19 Lot 20

Address: 3042 Crescent Ave

Description is as it appears in Document No. 2022-248286, Official Records, Eureka County,

Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: 002-016-22

Mail Tax Statements To:  
Cortez General Holdings LLC  
HC66 Box 3-8  
Beowawe, Nevada 89821

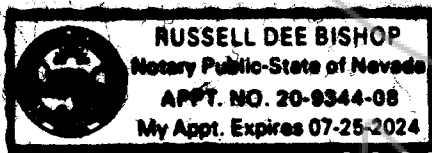
**Grantor Signatures:**

DATED: 7/28/2022

Nicholas J West  
Nicholas James West  
3042 Crescent Ave  
Crescent Valley, Nevada, 89821

STATE OF NEVADA, COUNTY OF EUREKA, ss:

This instrument was acknowledged before me on this 28<sup>th</sup> day of July,  
2022 by Nicholas James West.



Russell Bishop  
Notary Public  
Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires 7-25-2024

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 002-016-22  
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

\$ 6,795.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$ 6,795.00

Real Property Transfer Tax Due

\$ 27.30

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 \_\_\_\_\_

Capacity GRANTEE

Signature \_\_\_\_\_

Capacity GRANTOR

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: NICHOLAS JAMES WEST

Address: 3042 CRESCENT AVE

City: CRESCENT VALLEY

State: NV

Zip: 89821

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: CORTEZ GENERAL HOLDINGS LLC

Address: 1309 COFFEEN AVE STE 1200

City: SHERIDAN

State: WY

Zip: 82801

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