

APN: 002-026-12
WHEN RECORDED, RETURN TO:
MAIL TAX STATEMENT TO:
Dale and Diana Kersey
5056 Tenabo Ave,
Crescent Valley, NV 89821

EUREKA COUNTY, NV
RPTT:\$46.80 Rec:\$37.00
\$83.80 Pgs=2
VACANT LAND USA
KATHERINE J. BOWLING, CLERK RECORDER

2022-248758

09/15/2022 08:15 AM

SPECIAL WARRANTY DEED

THE GRANTOR:

- **Vacant Land USA, LLC, 30 N Gould St Sheridan, WY, 82801**

for and in consideration of \$10 (ten dollars) and other good and valuable consideration grants, bargains, sells, conveys and warranties to:

THE GRANTEE(S):

- **Dale A. Kersey and Diana V. Kersey, husband and wife,
5056 Tenabo Ave, Crescent Valley, NV, 89821**

the following described real estate, situated in the County of Eureka,
State of Nevada:

**Lots nine (9) and ten (10) of Block three (3) of CRESCENT VALLEY RANCH AND FARMS
UNIT No. 1 as per map recorded in said county as File No. 34081. APN: 002-026-12**

002-026-12

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; and that Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Grantor Signatures:

DATED: 9/14/2022

SIGNED: Monica Patricia Moran Morales
Monica Patricia Moran Morales
Authorized Representative
Vacant Land USA, LLC

STATE OF Texas

COUNTY OF: Travis, ss:

On September 14, 2022 before me, Blake Ryan Skinner personally

appeared MONICA PATRICIA MORAN-MORALES who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal

Blake Ryan Skinner

Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank):

My Commission expires 02-11-2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 002-026-12
 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'/Ind'
 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 \$ 11,949
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 11,949
 Real Property Transfer Tax Due \$ 46.80

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: *Ann J. Smith* Capacity: Seller

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Vacant Land USA LLC
 Address: 500 Westover Dr #11802
 City: Sanford
 State: NC Zip: 27330

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dale A and Diana V Kersey
 Address: 5056 Tenabo Avenue
 City: Crescent Valley
 State: NV Zip: 89821

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

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