

**Recording requested by and mail documents and tax statements to:**

Name: B. Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/21/2021

Address: 500 Westover Dr., #19844

City: Sanford

State: NC Zip Code: 27330

EUREKA COUNTY, NV

RPTT:\$17.55 Rec:\$37.00

\$54.55 Pgs=2

JTML LAND HOLDINGS, LLC

KATHERINE J. BOWLING, CLERK RECORDER

**2022-248811**

10/11/2022 01:05 PM

**GENERAL WARRANTY DEED**

STATE OF NEVADA

COUNTY OF EUREKA

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten dollars (\$10.00) in hand paid to JTML Land Holdings, LLC, a Grantor, (hereinafter known as the "Grantor(s)") hereby conveys and warrants the title against all persons whomsoever to B. Scott Todd, TTEE, Everland Capital Partners 2 Land Trust Dated 10/21/2021 (hereinafter known as the "Grantees(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Eureka, Nevada to-wit:

APN:003-301-08; LOT 19 OF THE EL CORTEZ RANCHO, 1.92 ACRES

**TOGETHER WITH** all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

**And** said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and

defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal.

[Signature]  
JTML Land Holdings, LLC

Michael Zaino, Manager  
Title

STATE OF Massachusetts )

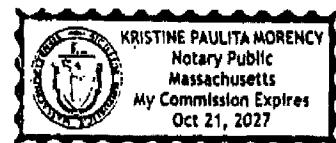
COUNTY OF Essex )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Zaino whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 27 day of September, 2020.

[Signature]  
Notary Public

My Commission Expires: October 21, 2027



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a. 003-301-08  
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 RECORDERS OPTIONAL USE ONLY

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 4,250.00

b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )

c. Transfer Tax Value:

\$ 4,250.00

d. Real Property Transfer Tax Due

\$ 17.55

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: Seller/Grantor

Signature \_\_\_\_\_

Capacity: \_\_\_\_\_

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

Print Name: JTML Land Holdings, LLC

Address: P.O. Box 2064

City: Methuen

State: MA

Zip: 01844

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

Print Name: B. Scott Todd, TTEE, et al.

Address: 500 Westover Dr., #19844

City: Sanford

State: NC

Zip: 27330

**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