

Prepared By and Return To:
CORBAN LAND PROCESSING, LLC
Attn: ALEJANDRO ABEYTA
1860 FM 359, #164
RICHMOND, TEXAS 77406

EUREKA COUNTY, NV
LAND-ANT
Rec:\$37.00
Total:\$37.00
CORBAN LAND PROCESSING, LLC

2022-248898
11/09/2022 01:27 PM
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KATHERINE J. BOWLING, CLERK RECORDER

AFFIDAVIT

STATE OF NEVADA
COUNTY OF EUREKA

BEFORE ME, the undersigned authority, on this day personally appeared ALEJANDRO ABEYTA who being first duly sworn, deposes and says that:

1. An interest in the real property described herein was entered into by and between the Affiant, as Buyer, and DAVE SMITH, as Seller, on 10/25/2022.
2. Any interested party may contact: ALEJANDRO ABEYTA, whose mailing address is 1860 FM 359, #164 RICHMOND, TEXAS 77406, and whose telephone number is 720-219-9821.
3. ALL PROSPECTIVE PURCHASERS BEWARE, Affiant has an equitable interest in the herein described real property by virtue of a properly executed Contract For Sale and Purchase. Affiant is ready, willing and able to close this transaction pursuant to the terms of the contract.
4. PARCEL ID NUMBER(S) OF REAL PROPERTY: 005-180-10

Legal Description: 0 T30N, R48E SEC. 29 S2SW4

FURTHER AFFIANT SAYETH NOT Signed, sealed and delivered in the presence of:

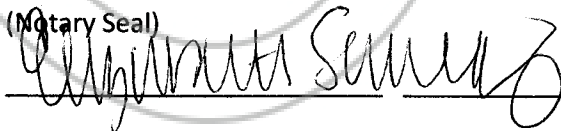

ALEJANDRO ABEYTA

WITNESS

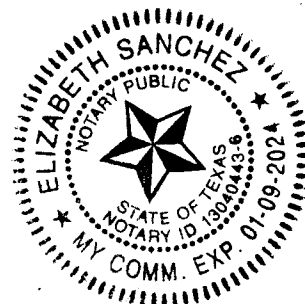
WITNESS

Sworn to and subscribed before me this 1 day of November, 2022.

(Notary Seal)



NOTARY PUBLIC



SALE AGREEMENT FOR PROPERTY

October 18, 2022

1. SELLER:

Dave Smith
PO Box 120040
Antimony, UT 84712

BUYER:

Corban Land Processing, LLC and/or Assignees
1860 FM 359 #164
Richmond, TX 77406

The Seller and Buyer, above agree to sell and buy on the terms and conditions specified below, the property situated in the County of Eureka, State of NV described as:

Assessor's Parcel Number: 005-180-10

Legal Description: 0 T30N,R48E SEC. 29 S2SW4

2. PURCHASE PRICE: \$11,846.93 (Net to Seller), payable by Buyer in U.S. funds. All funds paid at closing must be paid by cashier's check.

3. CASH: Buyer will pay cash for the Property with no financing contingency.

4. CLOSING DATE; OCCUPANCY: This contract will be closed and the deed and possession delivered on or before 04/16/2023, unless extended by other provisions of this contract. Failure to close by said date will render the contract null and void and unenforceable. Buyer retains the right to cancel sale agreement any time for any reason.

5. CLOSING PROCEDURE; COSTS:

- (a) Buyer will pay all costs of escrow, taxes, recording fees, and title insurance policy to said property.
- (b) This sale will be closed by: a reputable Title Company, or a Notary Public.
- (c) Buyer has the right to market property in any way.

6. TITLE: Seller will convey marketable title to the property by statutory Warranty/Grant Deed or Trustee, Personal Representative, or Guardian Deed as appropriate to the Seller's status, being free of all liens and encumbrances of record, except for unpaid taxes.

7. OFFER AND ACCEPTANCE: This offer shall automatically expire on 10/28/2022 at 5:00 pm (Eastern Standard Time), if not accepted within that time. This offer may only be accepted by Seller in writing if postmarked by the above date.

This agreement is binding on the heirs, administrators, executors, personal representatives, successors and assigns of Buyer and Seller. By signing below, each party accepts this offer.

Seller

10-25-22
Date

Seller

10/18/22
Date

Alejandro "Adrian" Abeyta, Manager of Corban Land Processing, LLC