

EUREKA COUNTY, NV

RPTT:\$13.65 Rec:\$37.00

\$50.65 Pgs=2

FAIRHOPE HOLDINGS LLC

KATHERINE J. BOWLING, CLERK RECORDER

**2023-249756**

**01/27/2023 11:37 AM**

"MAIL TAX STATEMENT AND WHEN RECORDED RETURN TO:

Fairhope Holdings LLC

10810 N Tatum Blvd, Ste 102608

Phoenix, AZ 85028

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**GRANT, BARGAIN AND SALE DEED**

THE GRANTOR(S),

- Crosse Land, LLC, a Wisconsin LLC with a mailing address of, 2000 Albion Rd, Midlothian VA 23113,

for and in consideration of: \$10 and other good and valuable consideration grants

to the GRANTEE(S):

- Fairhope Holdings LLC, an Arizona LLC, with a mailing address of 10810 N Tatum Blvd Ste 102608, Phoenix AZ 85028,

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

005-710-22

Township 30 North, Range 48 East, MDB&M

Section 9 Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4)

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.

**Grantor Signatures:**

DATED: January 14, 2023



Crosse Land LLC, Amelia Tharpe  
2000 Albion Rd, Midlothian VA  
23113

**Grantor Signatures:**

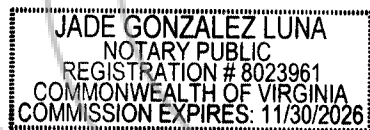
DATED: \_\_\_\_\_

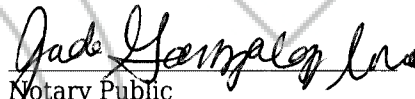
\_\_\_\_\_

**ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Virginia, COUNTY OF Chesterfields:





Notary Public  
Signature of person taking  
acknowledgment

Notary public  
Title (and Rank)

My commission expires 11/30/2026

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 005-710-22  
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**

\$ \_\_\_\_\_ 3,300

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

Transfer Tax Value: \$ \_\_\_\_\_ 3,300

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: \_\_\_\_\_ 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 Betsy Nyte Capacity Member, Fairhope Holdings LLC

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

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

Print Name: Crosse Land LLC  
Address: 2000 Albion Rd  
City: Midlothian  
State: VA Zip: 23113

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

Print Name: Fairhope Holdings LLC  
Address: 10810 N Tatum Blvd, #102608  
City: Phoenix  
State: AZ Zip: 85028

**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