

APN: 005-210-05

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$68.25 Rec:\$37.00
Total:\$105.25
LANDDISCOUNTS LLC

2023-250025
04/10/2023 10:05 AM
Pgs=3

Recording requested by:
LandDiscounts LLC
11582 Big Canoe
Big Canoe, GA 30143



00017864202302500250030030
KATHERINE J. BOWLING, CLERK RECORDER

**WHEN RECORDED RETURN TO
AND MAIL TAX STATEMENT TO:**

Carl P. Goodwyn
HC 66 Box 1-2
Beowawe, NV 89821

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

GRANTOR: LandDiscounts LLC

Address: 11582 Big Canoe, Big Canoe, GA 30143

GRANTEE: Carl P. Goodwyn

Address: HC 66 Box 1-2, Beowawe, NV 89821

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real properties situated in **Eureka County, Nevada** and described as follows:

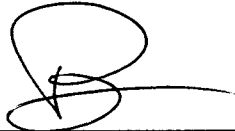
Assessor's Parcel Number (APN): 005-210-05

Legal Description: Township 30 North, Range 48 East, MDB&M Section 15: NE Quarter of the SE Quarter of the NW Quarter

To have and to hold the above-described property, together with the tenements, hereditaments and appurtenances hereunto belonging unto Grantee, his heirs and assigns forever. And Grantor, for himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that Grantor and his heirs

and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof. Subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record.

Grantor's Signature: _____



Date: 04-03-2023

Barry Stangline

Managing Member of LandDiscounts LLC

State of: GEORGIA County of: CHEROKEE

This instrument was acknowledged before me by: Barry Stangline, Managing Member of LandDiscounts LLC

Notary's Signature: _____



Date: 4-3-23

Commission Expiration: 11-3-25

(NOTARY SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 005-210-05
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

\$ 17,190.00

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value:

\$ 17,190.00

Real Property Transfer Tax Due

\$ 68.25

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 Grantor

Signature _____

Capacity _____

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

Print Name: LandDiscounts LLC

Address: 11582 Big Canoe

City: Big Canoe

State: GA Zip: 30143

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

Print Name: Carl P. Goodwyn

Address: HC 66 Box 1-2

City: Beowawe

State: NV Zip: 89821

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