

APN: 010-513-05

Recording requested by:

JEFF BEATTIE
7860 SIMPSON AVE #205
NORTH HOLLYWOOD, CA 91605

**when recorded, please return
this deed and tax statements to:**
REESE INVESTMENT PROPERTIES, INC.
3003 S ATLANTIC AVE 21C5
DAYTONA BEACH SHORES, FL 32118

EUREKA COUNTY, NV
RPTT:\$25.35 Rec:\$37.00
\$62.35 Pgs=3

2023-250095

05/05/2023 09:24 AM

REESE INVESTMENT PROPERTIES, INC.
KATHERINE J. BOWLING, CLERK RECORDER

Above reserved for official use only

WARRANTY DEED

THE GRANTOR: **JEFF BEATTIE** hereby GRANTS, BARGAINS, SELLS and WARRANTS
to: **REESE INVESTMENT PROPERTIES, INC.** ("Grantee"), all right, title, interest and
claim to the following real estate in the county of EUREKA, state of NEVADA, with the
following legal description:

NE4 SE4 WITHIN SECTION 35, TOWNSHIP 29 NORTH, RANGE 48 EAST, MDB&M.

Parcel Number: **005-410-32**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described
property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or
assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators,
executors, successors and/or assigns shall have, claim or demand any right or title to the
aforesaid property, premises or appurtenances or any part thereof. Grantor conveys ALL right,
title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever existing
upon, beneath the surface of, or within the land.

EXECUTED of Sunday, April 30, 2023

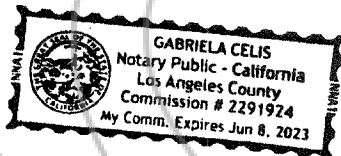
Jeff Beattie
JEFF BEATTIE

State of ~~Wisconsin~~ California

County of ~~Rock~~ Los Angeles

This instrument was acknowledged before me on this Sunday, April 30, 2023 By: JEFF BEATTIE

(seal)



Gabriela Celis

Gabriela Celis Notary Public

Signature of Notary Public

See attached CA

Acknowledgement.

My commission expires on 5 / 02 / 20 23

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 California)

County of Los Angeles)

On May 2, 2023
Date

before me,

Gabriela Celis Notary Public

Here Insert Name and Title of the Officer

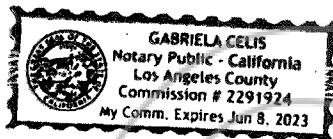
personally appeared Jeff Beattie

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 04/30/2023

Number of Pages: _____

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 005-410-32
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. a. Total Value/Sales Price of Property

\$ 6,500.00

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

c. Transfer Tax Value:

\$ 6,500.00

d. Real Property Transfer Tax Due

\$ 25.35

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. 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: Grantee

Signature: _____

Capacity: Grantor

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

Print Name: JEFF BEATTIE

Address: 7860 SIMPSON AVE #205

City: NORTH HOLLYWOOD

State: CALIFORNIA Zip: 91605

COMPANY REQUESTING RECORDING

Print Name: _____

Address: _____

City: _____

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

Print Name: Reese Investment Properties, Inc.

Address: 3003 S Atlantic Ave 21C5

City: Daytona Beach Shores

State: FL Zip: 32118

Escrow #: _____

State: _____ Zip: _____