

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.

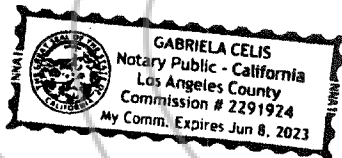
EXECUTED of Sunday, April 30, 2023

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 )

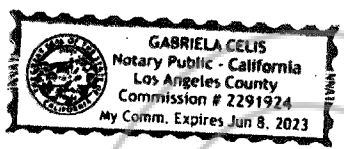
On May 2, 2023 before me, Gabriela Celis Notary Public  
Date Here Insert Name and Title of the Officer

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 [Handwritten 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)**

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

Print Name: JEFF BEATTIE  
Address: 7860 SIMPSON AVE #205  
City: NORTH HOLLYWOOD  
State: CALIFORNIA Zip: 91605

Print Name: Reese Investment Properties, Inc.  
Address: 3003 S Atlantic Ave 21C5  
City: Daytona Beach Shores  
State: FL Zip: 32118

**COMPANY REQUESTING RECORDING**

Escrow #: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_