

EUREKA COUNTY, NV  
LAND-GRT  
RPTT:\$33.15 Rec:\$37.00  
Total:\$70.15

**2023-250145**  
**05/30/2023 02:04 PM**  
Pgs=3

CORTEZ GENERAL HOLDINGS LLC



KATHERINE J. BOWLING, CLERK RECORDER

APN:002-017-09

Recording requested by and mail documents and tax statements to:

Cortez General Holdings LLC

HC66 Box 3-8

Beowawe, NV 89821

## GRANT DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (Seller) whose name(s) is/are: Russell Dee Bishop grant to the Grantee (Buyer) whose name(s) is/are: Cortez General Holdings LLC in care of Nicholas James West, Nominee. Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and revisions, remainder and remainders, rents, issues, and profits thereof, all that real property whose address is : 3074 Crescent Ave. Crescent Valley, NV 89821 whose **legal description** is as follows:

**APN:** 002-017-09

**Legal:** Block 9 Lot 22 Crescent Valley Ranch & Farms Unit 1

**Address:** 3074 Crescent Ave. Crescent Valley, NV 89821.

In Witness Whereof, my/our hand(s) has/have been set on May 9th, 2023.

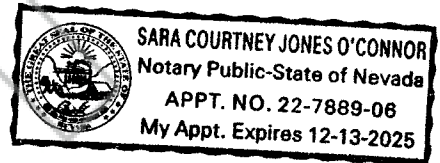
  
Russell Dee Bishop

STATE OF NEVADA )  
COUNTY OF ELKO )

On this 9 day of May, 2023, GRANTORS personally appeared before me, a Notary Public. Russell Dee Bishop personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(e) is subscribed to the above instrument who acknowledged that he executed this instrument. Witness my hand and official seal.

Sara Courtney Jones O'Connor  
Notary Public

My commission expires: Dec 13, 2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 002-017-09  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |                             |              |  |                  |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/>            | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex         |
| e) <input type="checkbox"/> | Apt. Bldg    | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l     |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home      |
|                             | Other _____  |  |                  |

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 8500.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 8500.00  
 Real Property Transfer Tax Due \$ 33.15

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %  
 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 [Signature] Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: RUSSELL DEE BISHOP  
 Address: 3074 CRESCENT AVE  
 City: CRESCENT VALLEY  
 State: NV Zip: 89821

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: CORTEZ GENERAL HOLDINGS LLC  
 Address: HC 66 BOX 3-B  
 City: BELLEVUE  
 State: NV Zip: 89821

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_