

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

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

CORTEZ GENERAL HOLDINGS LLC

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



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KATHERINE J. BOWLING, CLERK RECORDER

GRANT DEED

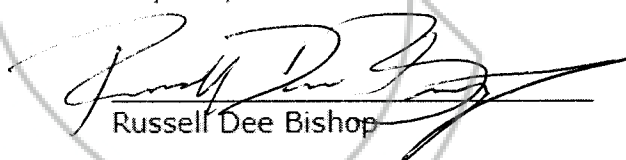
FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, the Grantor (Seller) whose name(s) is/are: Russell Dee Bishop grant to the Grantee (Buyer) whose name(s) is/are: Cortez General Holdings LLC in care of Nicholas James West, Nominee. Together with all and singular the tenements, hereditaments, 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.

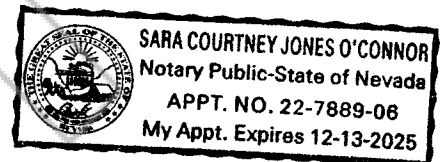

Russell Dee Bishop

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) ☐ 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

\$ 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 _____

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: BELOWAVE

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