

Recording requested by KOVACIK LLC
and when recorded, please return this deed
and tax statements to: **Ezekiel Kaye**
9750 W. Skye Canyon Park Dr., Ste. #160-477
Las Vegas, Nevada, 89166

EUREKA COUNTY, NV **2023-250769**
RPTT:\$70.20 Rec:\$37.00
\$107.20 Pgs=3 **06/30/2023 02:58 PM**
KOVACIK LLC
KATHERINE J. BOWLING, CLERK RECORDER

For recorder's use

Warranty Deed

For a valuable consideration, receipt of which is hereby acknowledged, I(We
James Randall Vavrin

(Name Of Grantor(s))

Hereby remise and grant to

KOVACIK LLC

9750 W. Skye Canyon Park Dr., Ste. #160-477 Las Vegas, Nevada, 89166

(Name Of Grantee(s))

the following real property situated in the County of Eureka, state of Nevada:

LEGAL:
SEE EXHIBIT "A"

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

IN WITNESS WHEREOF, I have set my hand on the foregoing Deed of Conveyance on this day and date first above written

Date: 06-28-2023

[Signature]
James Randall Vavrin

Grantor

STATE OF Texas, COUNTY OF Tarrant) ss:

On June 28th, 2023, before me, Saul Vega Candia, a notary public in and for said state personally appeared James Randall Vavrin, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

[Signature]
NOTARY PUBLIC
My commission expires 8/18/2024

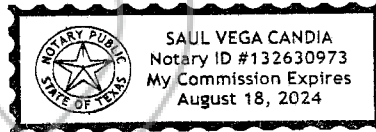


EXHIBIT A

TRACT ONE:

The W1/2 of the NW1/4 of Township 28 North, Range 51 East, Sec 13, M.D.B. & M. APN#: 005-650-21

TRACT TWO:

Nevelco Inc. #2, T29N, R48E Sec. 15, Block X, Lot 3 APN#: 003-242-03

TRACT THREE:

Nevelco Inc. #2, T29N, R48E Sec. 15, Block M, Lot 1 APN#: 003-225-07

TRACT FOUR:

Nevelco Inc. #2, T29N, R48E Sec. 15, Block BB, Lots 11 & 12
APN#: 003-253—02

TRACT FIVE:

Nevelco Inc. #2, T29N, R48E Sec. 15, Block DD, Lot 2 APN#: 003-255-02

TRACT SIX:

Nevelco Inc. #2, T29N, R48E Sec. 15, Block L, Lots 1 & 2 APN#: 003-224-05

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 005-650-21
- b. 003-242-03
- c. 003-225-07
- d. 003-253-02, 003-255-02, 003-224-05

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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3.a. Total Value/Sales Price of Property

\$ estimated total value \$17,550

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

c. Transfer Tax Value: \$ _____

d. Real Property Transfer Tax Due \$70.20

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 Ezekiel Kaye Capacity: GRANTEE

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: JAMES RANDALL VAVRIN
Address: 4401 LITTLE RD STE 550-323
City: ARLINGTON
State: TEXAS Zip: 76016

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KOVACIK LLC
Address: 9750 W. SKYE CANYON PARK DR STE. 160-477
City: LAS VEGAS
State: NEVADA Zip: 89166

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: EZEKIEL KAYE Escrow # N/A
Address: 9750 W. SKYE CANYON PARK DR. #160-477
City: LAS VEGAS State: NV Zip: 89166

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED