

Recording requested by KOVACIK LLC  
and when recorded, please return this deed  
and tax statements to:

**TerraVista Ventures, Inc**  
**26322 Torreypines Dr.**  
**Newhall, CA 91321**

EUREKA COUNTY, NV  
RPTT:\$1.95 Rec:\$37.00  
\$38.95 Pgs=2  
KOVACIK LLC

**2023-250844**  
**08/03/2023 01:35 PM**

KATHERINE J. BOWLING, CLERK RECORDER

APN#: 003-242-03

For recorder's use

## Warranty Deed

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

**KOVACIK LLC**

(Name Of Grantor(s))

Hereby remise and grant to

**TerraVista Ventures, Inc, a Wyoming corporation**  
**26322 Torreypines Dr. Newhall, CA 91321**

(Name Of Grantee(s))

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

### LEGAL:

**Nevelco Inc. #2, T29N, R48E Sec. 15, Block X, Lot 3**

**Subject to all restrictions, taxes, conditions and covenants and to all legal highways and easements.**

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging unto the party of the second part in fee simple, with the remainder to its successors and assigns forever.

Grantor hereby releases and relinquishes unto Grantee, its successors and assigns, all of its right, title, interest in and to the above described property, including dower and curtesy and all exemptions allowed by law, and hereby covenants to and with said Grantee, its successors and assigns, that it is lawfully seized in fee simple title to said property and has good right to convey the same as herein done; that no liens or encumbrances have been placed on the property while owned by the Grantor, and will forever defend title.

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

KOVACIK LLC

Date: 08-02-2023

Ezekiel Kaye Manager

Ezekiel Kaye, Manager

Grantor

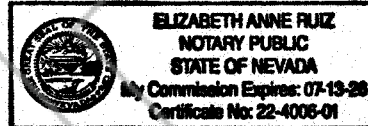
STATE OF NEVADA, COUNTY OF CLARK)ss:

On AUGUST 2, 2023, before me, ELIZABETH ANNE RUIZ, a notary public in and for said state personally appeared Ezekiel Kaye, 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

Elizabeth Anne Ruiz  
NOTARY PUBLIC

My commission expires 7/18/2023



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 003-242-03  
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 RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3.a. Total Value/Sales Price of Property

\$ 362

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

c. Transfer Tax Value: \$ \_\_\_\_\_

d. Real Property Transfer Tax Due \$ \$1.95

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 Ezekiel Kaye Capacity: GRANTOR

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: KOVACIK LLC, c/o Ezekiel Kaye  
Address: 9750 W. Skye Canyon Park Dr #160-477  
City: Las Vegas  
State: NV      Zip: 89166

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

Print Name: TerraVista Ventures, Inc  
Address: 26322 Torrey pines Dr.  
City: Newhall  
State: CA      Zip: 91321

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

Print Name: KOVACIK LLC  
Address: 9750 W. Skye Canyon Park Dr #160-477  
City: Las Vegas

Escrow # NA  
State: NV      Zip: 89166

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED