

Recording requested by KOVACIK LLC  
and when recorded, please return this deed  
and tax statements to: **TerraVista Ventures, Inc**  
**501 W Glenoaks Blvd #46**  
**Glendale, CA 91202**

EUREKA COUNTY, NV  
RPTT:\$1.95 Rec:\$37.00  
\$38.95 Pgs=2  
KOVACIK LLC  
KATHERINE J. BOWLING, CLERK RECORDER

**2023-250894**

**08/23/2023 09:43 AM**

APN#: 003-255-02

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**

**501 W. Glenoaks Blvd #46 Glendale, CA 91202**

(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 DD, Lot 2**

**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: 08-22-2023

Ezekiel Kaye Manager

Ezekiel Kaye, Manager

Grantor

STATE OF Nevada, COUNTY OF Clark)ss:

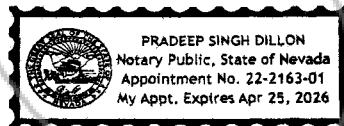
On 22 August, 2023, before me, Pradeep Singh Dillon, a notary public in and for said state personally appeared Ezekiel Kaye, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they 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

Pradeep Singh Dillon.

NOTARY PUBLIC

My commission expires 4/25/2026



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 003-255-02  
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  
i) ☐ Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

DOCUMENT/INSTRUMENT #: \_\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DATE OF RECORDING: \_\_\_\_\_  
NOTES: \_\_\_\_\_

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)    \$ \$477.00  
Transfer Tax Value:    ( \_\_\_\_\_ )  
Real Property Transfer Tax Due:    \$ \$1.86

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 Grantor  
Signature \_\_\_\_\_    Capacity \_\_\_\_\_

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

Print Name: Ezekiel Kaye  
Address: 9750 W. Skye Canyon Park Dr Ste 160-4  
City: LAS VEGAS  
State: NV    Zip: 89166

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

Print Name: TerraVista Ventures, INC.  
Address: 501 W. Glenoaks Blvd #46  
City: Glendale  
State: CA    Zip: 91202

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Ezekiel Kaye    Escrow # NA  
Address: 9750 W. Skye Canyon Park Dr Ste 160-477  
City: Las Vegas    State: Nevada    Zip: 89166

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)