

MAIL TAX STATEMENT AND
WHEN RECORDED RETURN TO:
RITA STITZEL
211 MAPLE AVENUE
WINNEMUCCA, NEVADA 89445

EUREKA COUNTY, NV **2023-250901**
RPTT:\$756.60 Rec:\$37.00
\$793.60 Pgs=3 **08/25/2023 09:53 AM**
STEWART TITLE COMPANY - NV
KATHERINE J. BOWLING, CLERK RECORDER

Q087760 TBH
RPTT: \$756.60
Recording Requested By:
Stewart Title Company

APN: 004-370-06

GRANT BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made this 25 day of August, 2023 by and between **NEW NEVADA LANDS, LLC**, a Mississippi limited liability company, whose address is 4405 Commons Drive East, Suite 301, Destin, Florida, 32541 (referred to as "**GRANTOR**") and **RITA STITZEL**, a married woman as her sole and separate property, whose address is 211 Maple Avenue, Winnemucca, Nevada 89445 (referred to as "**GRANTEE**").

GRANTOR, in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to **GRANTOR** paid by the **GRANTEE**, the receipt of which **GRANTOR** acknowledges, by these presents grants, bargains and sells to **GRANTEE**, and to **GRANTEE**'s successors and assigns forever, all right, title and interest in and to that certain real property situated in Eureka County, State of Nevada, and more particularly described on Exhibit A.

Together with all and singular the tenements, hereditaments and appurtenances belonging, or in anywise appertaining, to the real property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the real property; except as otherwise expressly provided in this Deed.

To have and to hold the real property above described with the appurtenances, unto **GRANTEE**, and to **GRANTEE**'s heirs, and successors and assigns forever.

GRANTOR has executed this Grant, Bargain and Sale Deed the day and year first above written.

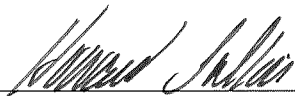
NEW NEVADA LANDS, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

BY: NEW NEVADA LANDS, LLC
ITS CEO

By: 
Heath A. Rushing

STATE OF California)
) ss.
COUNTY OF Marin)

This instrument was acknowledged before me on this 18 day of August, 2023 by Heath
A. Rushing, CEO of and for New Nevada Lands, LLC, a Mississippi corporation.


Notary Public

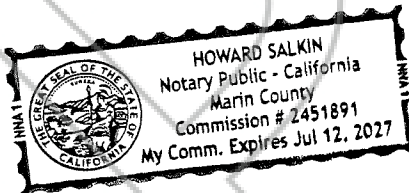


EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 2087760
Escrow No.: 2087760

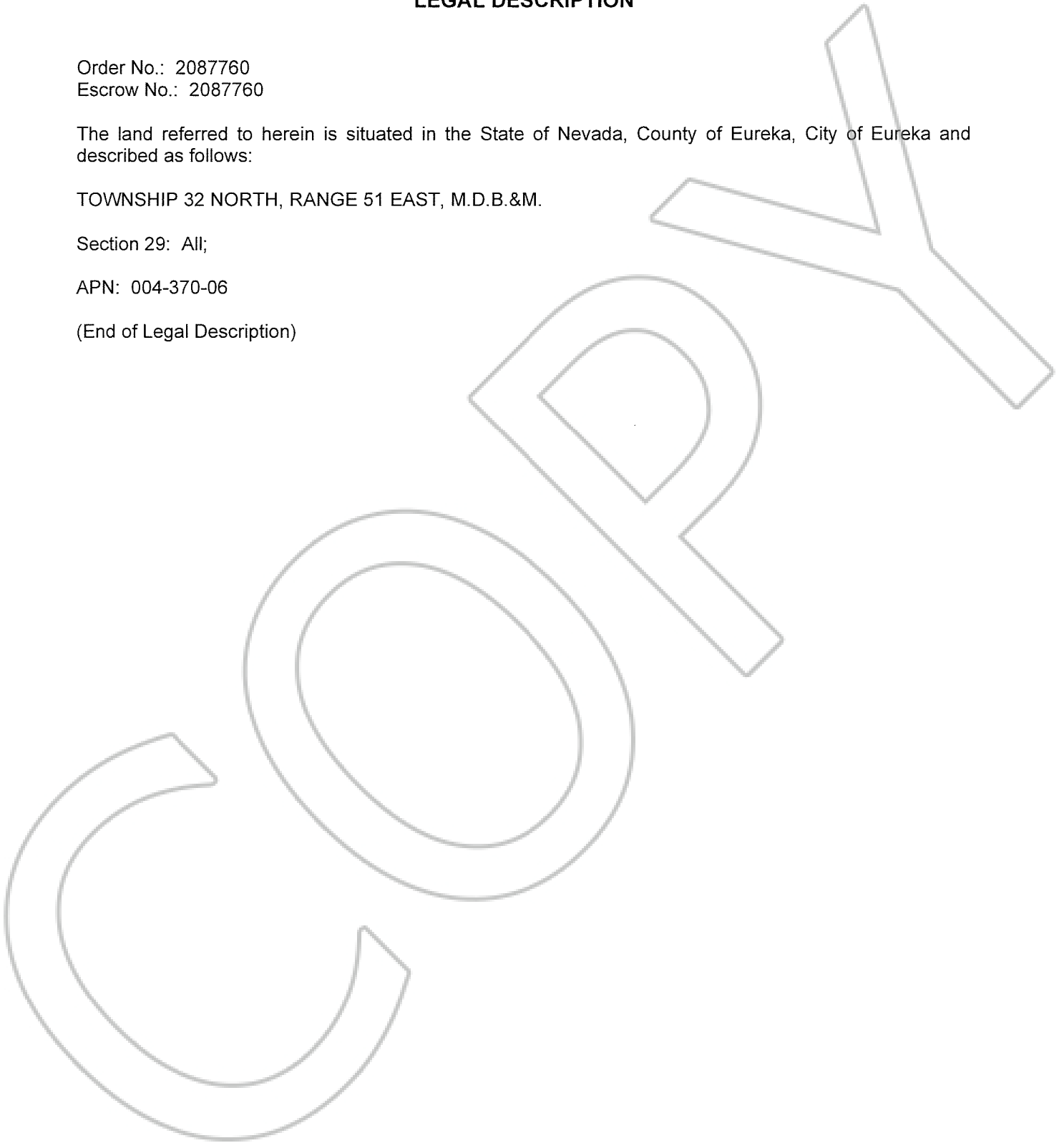
The land referred to herein is situated in the State of Nevada, County of Eureka, City of Eureka and described as follows:

TOWNSHIP 32 NORTH, RANGE 51 EAST, M.D.B.&M.

Section 29: All;

APN: 004-370-06

(End of Legal Description)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 004-370-06
 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 \$ 194,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 194,000.00
 d. Real Property Transfer Tax Due \$ 756.60

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 Tami Haworth Capacity Escrow Agent
 Tami Haworth
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: New Nevada Lands, LLC
 Address: PO Box 805
 City: Destin
 State: FL Zip: 32540

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Rita Stitzel
 Address: 211 Maple Ave.
 City: Winnemucca
 State: NV Zip: 89445

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2087760 TBH
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED