

APN#: 005-650-21
Escrow No. 23-157962

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**
Ivan Mendoza Suarez and Margarita Morales
P.O. Box 11502
Jackson Hole, WY 83002

EUREKA COUNTY, NV	2023-250921
RPTT:\$54.60 Rec:\$37.00	
\$91.60 Pgs=3	08/28/2023 02:00 PM
WFG NEVADA - RW	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$54.60

THIS INDENTURE WITNESSETH: That

Kovacik LLC, a Colorado Limited Liability Company,

for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain,
Sell and Convey to

Ivan Mendoza Suarez and Margarita Morales, husband and wife as joint tenants,

all that real property situated in the County of Eureka, State of Nevada, bounded and described as
follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

- SUBJECT TO:
1. Taxes for the fiscal year 2023-2024.
 2. Rights of way, reservations restrictions, easements and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in
anywise appertaining.

WITNESS my hand this 23rd day of August, 2023.

Kovacik LLC, a Colorado Limited Liability Company

By: Ezekiel Kaye
Ezekiel Kaye, Managing Member

STATE OF NEVADA
COUNTY OF Clark

This instrument was acknowledged before me this 23 day of August, 2023 by Ezekiel Kaye, as Managing Member, of Kovacik LLC, a Colorado Limited Liability Company.

Melanie G. Retter
Notary Public for Nevada
My Commission Expires: 4-22-27

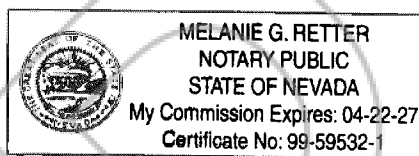


EXHIBIT "A"
LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 13, TOWNSHIP 28 NORTH, RANGE 51 EAST

RESERVING A 30 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, UTILITIES AND PIPELINES AROUND THE PROPERTY AND OVER ANY EXISTING ROADS OR PIPELINES THIS EASEMENT IS FOR THE USE OF ALL OWNERS IN EUREKA CO., NEVADA

SAVE AND EXCEPT THEREFROM ALL OF THE OIL, GAS AND SULPHUR, AND OTHER LIQUID HYDROCARBON TYPE MINERALS, AND ALSO COAL IN AND UNDER AND THAT MAY BE PRODUCED FROM THE ABOVE DESCRIBED LAND, TOGETHER WITH THE USUAL AND CUSTOMARY RIGHT OF INGRESS AND EGRESS AT ALL TIMES FOR ALL PURPOSES RELATED TO SUCH MINERAL RESERVATION, WHICH HAVE BEEN RESERVED BY PRIOR GRANTORS

APN: 005-650-21

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) **005-650-21**
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:

Deed in Lieu of Foreclosure Only (value of property) **\$14,000.00**
Transfer Tax Value: **\$14,000.00**
Real Property Transfer Tax Due: **\$54.60**

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 _____

Capacity Grantor

Signature _____

Capacity Grantee

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

Print Name: **Kovack LLC, a Colorado Limited Liability Company**
Address: **9750 W. Skye Canypn Park Dr Ste. 160-477**
City: **Las Vegas**
State: **NV** Zip: **89166**

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

Print Name: **Ivan Mendoza Suarez**
Address: **P.O. Box 11502**
City: **Jackson Hole**
State: **WY** Zip: **83002**

COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer

Print Name: **WFG National Title Insurance Company** Escrow #: **23-157962**
Address: **905 Railroad Street Suite 204**
City: **Elko** State: **NV** Zip: **89801**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED