

APN#: **005-190-23**  
Escrow No. **23-152309**

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**

Vacant Land USA LLC, a Wyoming Limited Liability  
Company  
500 Westover Dr #11802  
Sanford, NC 27330

EUREKA COUNTY, NV  
RPTT:\$11.70 Rec:\$37.00  
\$48.70 Pgs=4  
WFG NEVADA - RW

**2023-251179**  
**10/03/2023 01:57 PM**

**KATHERINE J. BOWLING, CLERK RECORDER**

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. **\$11.70**

THIS INDENTURE WITNESSETH: That

**Janice Tyler, a single woman and Vicki Tyler, a single woman,**

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

**Vacant Land USA LLC, a Wyoming Limited Liability Company,**

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**

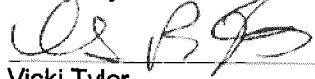
- SUBJECT TO:
1. Taxes for the fiscal year 2023-2024.
  2. Rights of way, reservations restrictions, easements and conditions of record.

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

WITNESS my hand this \_\_\_\_\_ day of September, 2023.

signed in counterpart

Janice Tyler



Vicki Tyler

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of September, 2023 by Janice Tyler.

Notary Public for Nevada

My Commission Expires: \_\_\_\_\_

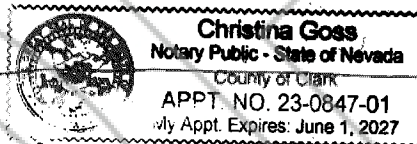
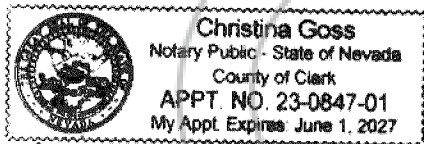
STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me this 15 day of September, 2023 by Vicki Tyler

Notary Public for Nevada

My Commission Expires: June 1, 2027



WITNESS my hand this 2<sup>ND</sup> <sup>OCTOBER</sup> day of ~~September~~, 2023.

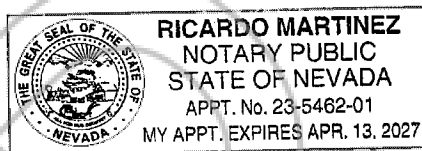
Janice Tyler  
Janice Tyler

signed in counterpart  
Vicki Tyler

STATE OF NEVADA  
COUNTY OF CLARK

This instrument was acknowledged before me this 2<sup>ND</sup> <sup>OCTOBER</sup> day of ~~September~~, 2023 by Janice Tyler.

[Signature]  
Notary Public for Nevada  
My Commission Expires: APRIL 13<sup>TH</sup> 2027



STATE OF NEVADA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of September, 2023 by Vicki Tyler

[Signature]  
Notary Public for Nevada  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.  
SECTION 11: N1/2 SE1/4 NW1/4

RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS EXCEPTING THEREFROM FOR ROADWAY, TRANSMISSION AND UTILITY PURPOSES, A PERIMETER EASEMENT 30 FEET IN WIDTH MEASURED INWARD FROM, AND THE INTERIOR BOUNDARY OF SAID EASEMENT RUNNING PARALLEL TO, EACH OF THE EXTERIOR BOUNDARIES OF THE PROPERTY HEREIN DESCRIBED.

APN: 005-190-23

**STATE OF NEVADA  
DECLARATION OF VALUE**
**1. Assessors Parcel Number(s)**

a) **005-190-23**

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

**FOR RECORDER'S OPTIONAL USE  
ONLY**

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

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

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

☐ Other \_\_\_\_\_

**3. Total Value/Sales Price of Property:**
**\$3,000.00**

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

**\$3,000.00**

Real Property Transfer Tax Due:

**\$11.70**
**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**

DocuSigned by:

**Signature**
*Anne Samuel, Member Vacant Land USA LLC*
**Capacity Grantee**
**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**
**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: **Janice Tyler and Vicki Tyler**

Print Name: **Vacant Land USA LLC**

Address: **1919 Silver Crest Court**

Address: **500 Westover Dr #11802**

City: **North Las Vegas**

City: **Sanford**

State: **NV**

Zip: **89031**

State: **NC**

Zip: **27330**
**COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer)**

Print Name: **WFG National Title Insurance Company**

Escrow #: **23-152309**

Address: **905 Railroad Street Suite 204**

City: **Elko**

State: **NV**

Zip: **89801**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED