

A.P.N. No.:	003-024-04
R.P.T.T.	\$ 27.30
File No.:	2153760
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
The C-Connection, Inc.	
2914 Cherokee Avenue	
Santa Rosa, CA 95403	

EUREKA COUNTY, NV	2023-251219
RPTT:\$27.30 Rec:\$37.00	
\$64.30 Pgs=2	10/19/2023 01:21 PM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jon Maldonado, Successor Trustee of the Maldonado Family Trust, dated September 29, 1998 and Amended November 12, 2004, who acquired title as Terri L. Maldonado, as Trustee of the Maldonado Family Trust Agreement, dated November 12, 2004

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

The C-Connection, Inc., a Delaware corporation

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

Lot 1, Block 8 Crescent Valley Ranch & Farms Unit 3, according to the official map thereof, filed in the Office of the County Recorder of Eureka County, State of Nevada recorded November 5, 1959 as Document No. 34551.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 10/17/23

SIGNATURES AND NOTARY ON PAGE 2

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 2

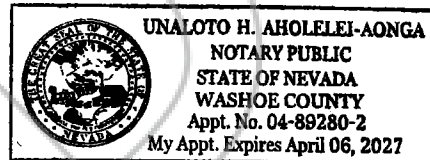
Maldonado Family Trust dated September 29, 1998
and Amended November 12, 2004

Jon Maldonado TTE
Jon Maldonado, Successor Trustee

State of Nevada)
County of WASHOE) ss

This instrument was acknowledged before me on the 17TH day of OCTOBER, 2023
By: Jon MALDONADO as SUCCESSOR TRUSTEE of Jon
Maldonado, Successor Trustee of the Maldonado Family Trust, dated September 29, 1998 and Amended
November 12, 2004

Signature: [Signature]
Notary Public
Unaloto H. Aholelei-Aonga
My Commission Expires: 04/06/2027



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-024-04
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

\$ 7,000.00

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

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c. Transfer Tax Value:

\$ 7,000.00

d. Real Property Transfer Tax Due

\$ 27.30

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 Jon Maldonado TTE
Jon Maldonado, Successor Trustee

Capacity _____ Grantor

Signature _____
Andrejs A. Vanags, President

Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jon Maldonado, Successor Trustee of
the Maldonado Family Trust, dated
September 29, 1998 and Amended
November 12, 2004

Address: 2565 Tuscan Way
City: Sparks
State: NV Zip: 89434

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The C-Connection, Inc.
Address: 2914 Cherokee Avenue
City: Santa Rosa
State: CA Zip: 95403

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

Print Name: Stewart Title Company
Address: 810 Idaho St
City: Elko

Escrow # 2153760
State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED