

Recording Requested by:
Down to Earth Investments LLC
5425 Ardennes Way
Stansbury Park, UT 84074

EUREKA COUNTY, NV
RPTT:\$7.80 Rec:\$37.00
\$44.80 Pgs=3
PETOBEGO LLC
KATHERINE J. BOWLING, CLERK RECORDER

2024-251737
03/11/2024 01:26 PM

When Recorded Mail Tax Statements and Copy To:
Down to Earth Investments LLC
5425 Ardennes Way
Stansbury Park, UT 84074

APN: 002-044-04, 005-520-29, 005-170-58, 005-070-10
SPECIAL GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Land Discounts LLC

do(es) hereby GRANT, BARGAIN and SELL to

Down to Earth Investments LLC

the real property situated in the County of Eureka, State of Nevada, described as follows:

See Legal Description Attached as Exhibit A

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/11/2024

Michelle Denise Farris Stangline

Michelle Stangline, CEO
Land Discounts LLC

Acknowledgment

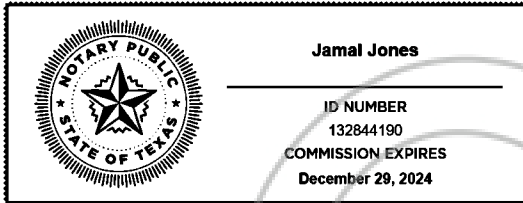
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas
County of Harris

On 03/11/2024 before me, Jamal Jones Notary Public, personally appeared Michelle Stangline, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



Jamal Jones
Notary Public
Jamal Jones

My commission expires: 12/29/2024

Type or Print Name

Electronically signed and notarized online using the Proof platform.

Grantor(s) Name, Address and phone:	Grantee(s) Name and Address:
Land Discounts LLC	Down to Earth Investments LLC
11582 Big Canoe	10883 Bayfield Way
Big Canoe, GA 30143	Parker, CO 80138

Exhibit A

APN 002-044-04

Lot 1 Block 33 of CRESCENT VALLEY RANCH AND FARMS UNIT 1 as per map recorded in Eureka County file as File No. 34081, Eureka County NV

APN 005-520-29

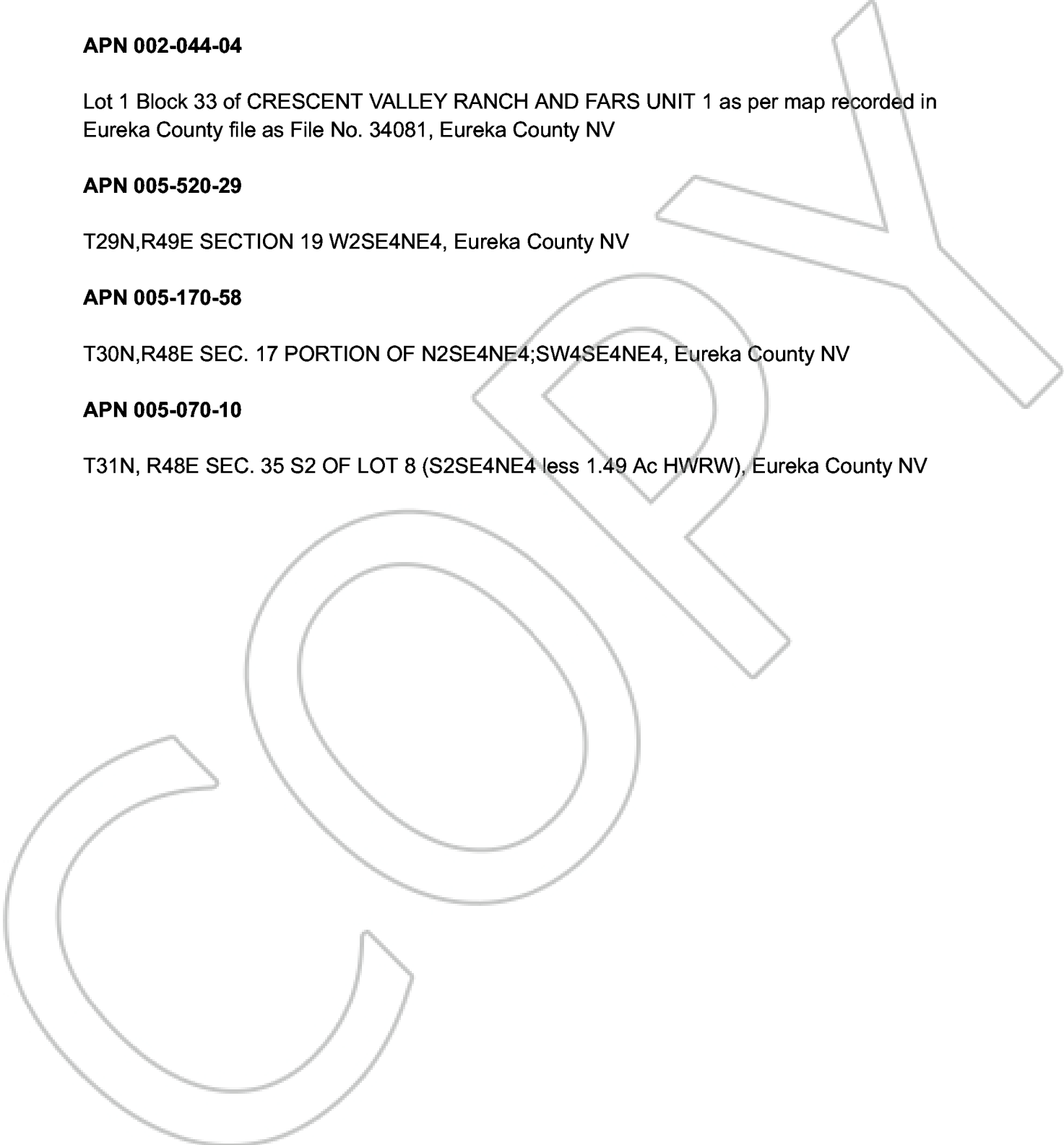
T29N,R49E SECTION 19 W2SE4NE4, Eureka County NV

APN 005-170-58

T30N,R48E SEC. 17 PORTION OF N2SE4NE4;SW4SE4NE4, Eureka County NV

APN 005-070-10

T31N, R48E SEC. 35 S2 OF LOT 8 (S2SE4NE4 less 1.49 Ac HWRW), Eureka County NV



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 002-044-04 _____
 b. 005-520-29 _____
 c. 005-170-58 _____
 d. 005-070-10 _____

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 \$ 1550
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 1550
 d. Real Property Transfer Tax Due \$ 7.80

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.

Michelle Denise Farris Stangline

Signature _____ Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Land Discounts LLC
 Address: 11582 Big Canoe
 City: Big Canoe
 State: GA Zip: 30143

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Down to Earth Investments LLC
 Address: 5425 Ardennes Way
 City: Stansbury Park
 State: UT Zip: 84074

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED