

APN#: 005-190-23  
Escrow No. 24-119009

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Peter Locascio Jr. and Thrudie Locascio  
XXXX Vacant Land  
Crescent Valley, NV 89821

EUREKA COUNTY, NV  
RPTT:\$70.20 Rec:\$37.00  
\$107.20 Pgs=3  
WFG NEVADA - RW  
KATHERINE J. BOWLING, CLERK RECORDER

**2024-251746**

**03/15/2024 08:35 AM**

### GRANT, BARGAIN, SALE DEED

R.P.T.T. \$70.20

THIS INDENTURE WITNESSETH: That

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

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

**Peter Locascio Jr. and Thrudie Locascio, 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 12 day of March, 2024.

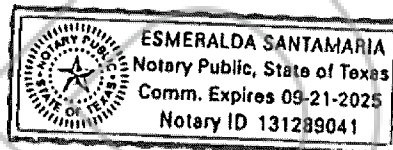
Vacant Land USA LLC, a Wyoming Limited Liability Company

By: Moni Patricia Moran Morales  
Monica Patricia Moran Morales, Authorized Signor

STATE OF ~~NEVADA~~ Texas  
COUNTY OF Bastrop

This instrument was acknowledged before me this 12<sup>th</sup> day of March, 2024 by Monica Patricia Moran Morales, Authorized Signor, of Vacant Land USA LLC, a Wyoming Limited Liability Company.

Esmeralda S.  
Notary Public for ~~Nevada~~ Texas  
My Commission Expires: 9/21/25

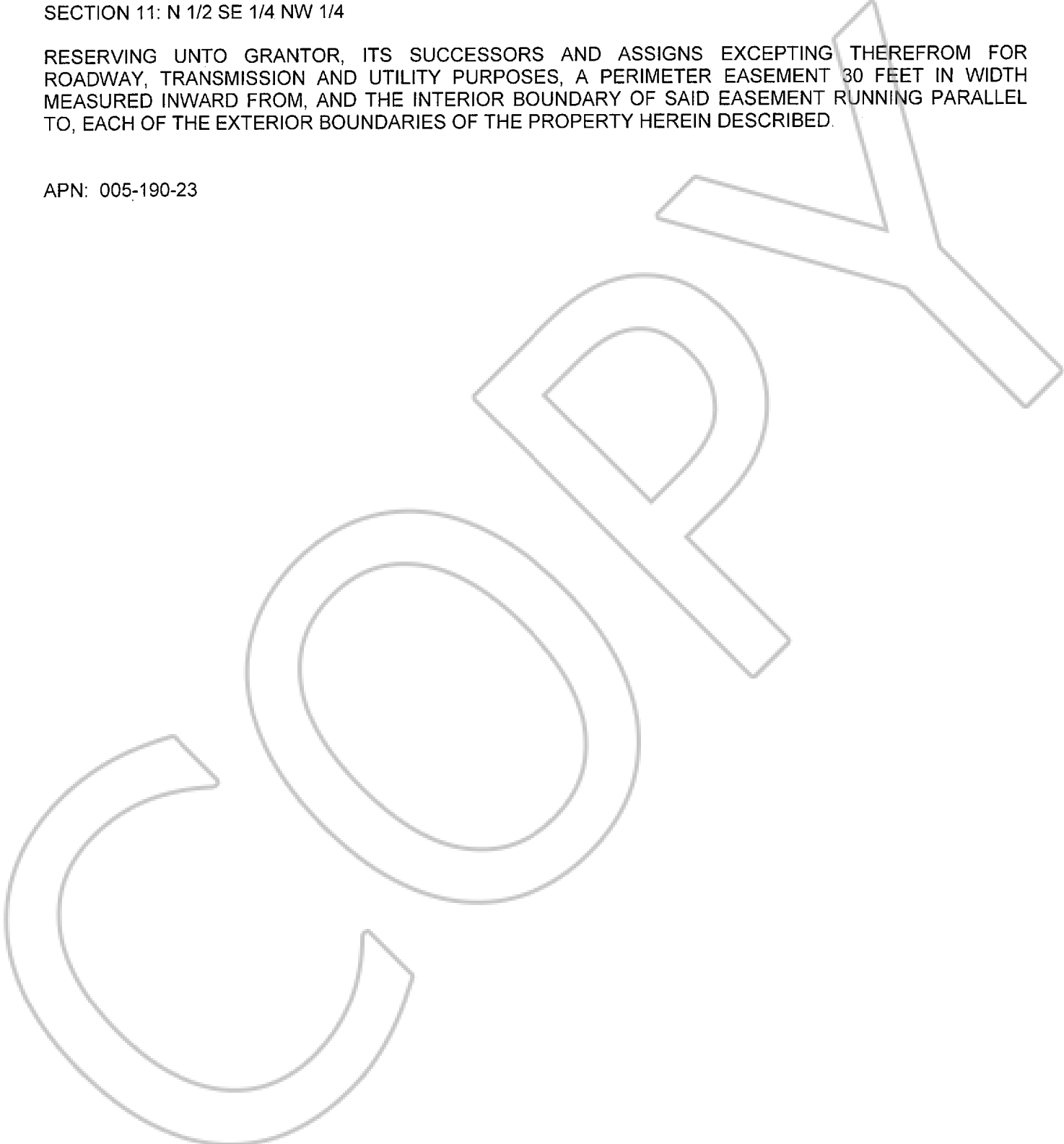


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B.&M.  
SECTION 11: N 1/2 SE 1/4 NW 1/4

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:

\$18,000.00

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

\$18,000.00

Real Property Transfer Tax Due:

\$70.20

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 *Monica Patricia Moran Morales*  
Monica Patricia Moran

Capacity Grantor

Signature Morales, Authorized Signer

Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Vacant Land USA LLC, a Wyoming  
Limited Liability Company

Print Name: Peter Locascio Jr. and Thrudie  
Locascio

Address: 500 Westover Drive #11802

Address: XXXX Vacant Land

City: Sanford

City: Crescent Valley

State: NC

Zip: 27330

State: NV

Zip: 89821

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

Print Name: WFG National Title Insurance Company

Escrow #: 24-119009

Address: 7450 Arroyo Crossing Parkway, Suite 270

City: Las Vegas

State: NV

Zip: 89113

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED