

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

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=3
PETOBEGO LLC
KATHERINE J. BOWLING, CLERK RECORDER

2024-251965
04/25/2024 09:02 AM

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

APN: 003-083-04

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: 04/24/2024

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.

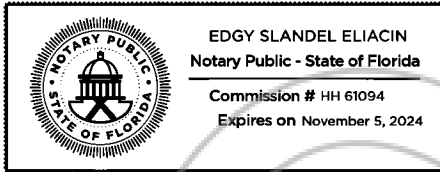
State of Florida
County of Miami-Dade

On 04/24/2024 before me, Edgy Slandel Eliacin Notary Public, personally appeared Michelle Denise Farris 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal. Acknowledged before me on 04/24/2024

(Seal)

by Michelle Denise Farris Stangline produced South Carolina drivers license



Edgy Slandel Eliacin

Notary Public

My commission expires: 11/05/2024

Edgy Slandel Eliacin

Type or Print Name

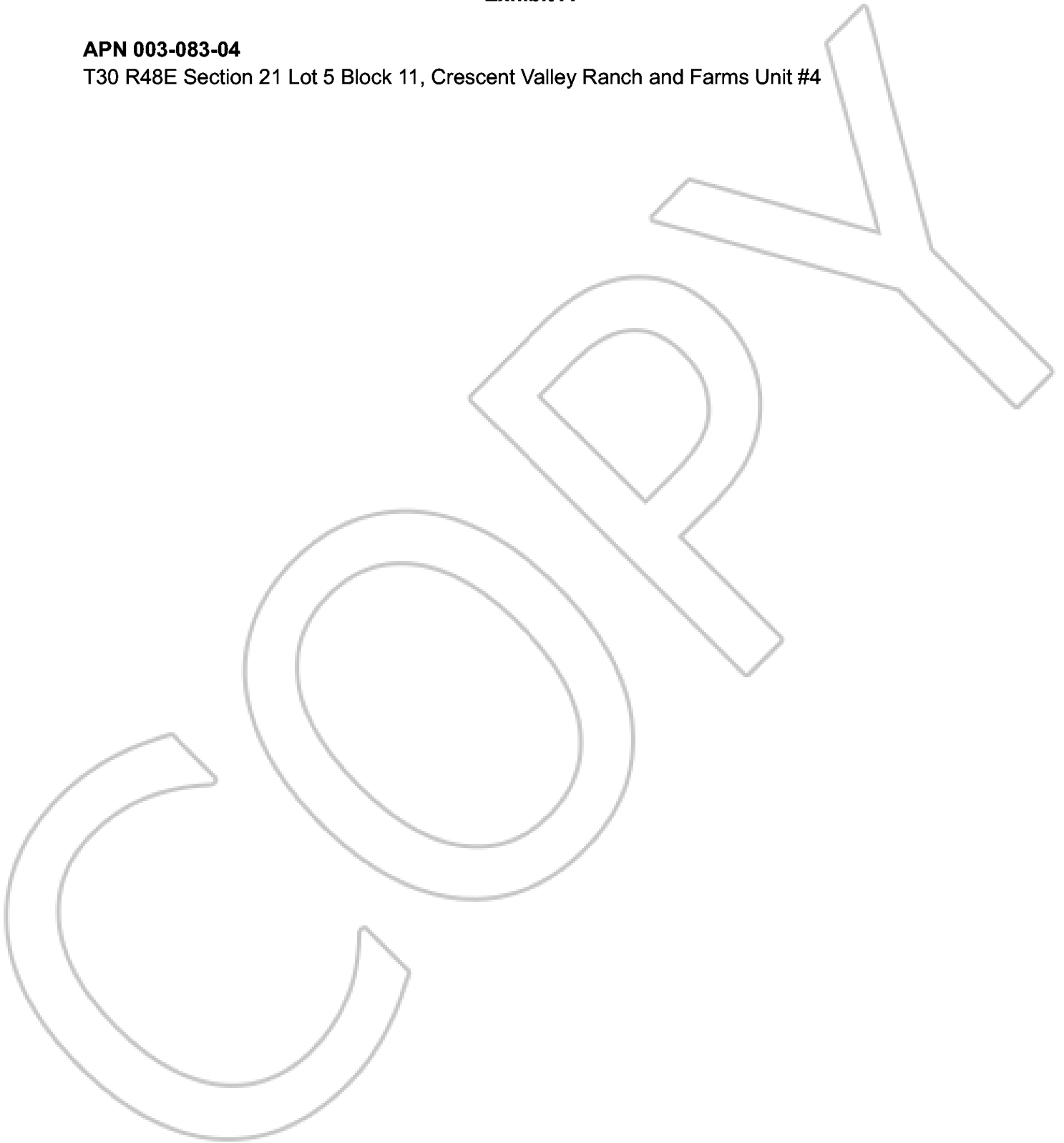
Notarized remotely online using communication technology via Proof.

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 003-083-04

T30 R48E Section 21 Lot 5 Block 11, Crescent Valley Ranch and Farms Unit #4



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 003-083-04
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input checked="" type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ 500
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 500
 d. Real Property Transfer Tax Due \$ 1.95

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 Michelle Denise Ferris Stangline Capacity: Seller

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: 10883 Bayfield Way
 City: Parker
 State: CO Zip: 80138

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

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED