

APN: 003-452-02

**Recording requested by:**  
REESE INVESTMENT PROPERTIES, INC  
3003 S ATLANTIC AVE 21C5  
DAYTONA BEACH SHORES, FL 32118

**when recorded, please return  
this deed and tax statements to:**

CYNTHIA COTTER  
218 WATSON AVENUE  
MANTECA, CA 95337

EUREKA COUNTY, NV      **2024-251978**  
RPTT:\$50.70 Rec:\$37.00  
\$87.70      Pgs=2      **05/02/2024 03:00 PM**  
REESE INVESTMENT PROPERTIES, INC.  
KATHERINE J. BOWLING, CLERK RECORDER

Above reserved for official use only

# WARRANTY DEED

THE GRANTOR: **REESE INVESTMENT PROPERTIES, INC.** hereby GRANTS,  
BARGAINS, SELLS and WARRANTS to: **CYNTHIA COTTER** ("Grantee"), all right, title,  
interest and claim to the following real estate in the county of **EUREKA**, state of **NEVADA**,  
with the following legal description:

PIONEER PASS #1, LOT 16 AS SHOWN ON THAT CERTAIN MAP OF DIVISION INTO  
LARGE PARCELS FOR CATTLEMEN'S TITLE GUARANTEE AND CATTLEMEN'S  
TITLE GUARANTEE AS TRUSTEE FOR TEHAMA HOLDINGS FILED IN THE OFFICE  
OF THE COUNTY RECORDER OF EUREKA COUNTY STATE OF NEVADA ON  
OCTOBER 20, 1994 AS FILE NO. 155503 BEING A PORTION OF SECTION 13  
TOWNSHIP 31 NORTH RANGE 49 EAST M.D.B.& M.. APN:003-452-02

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described  
property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or  
assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators,  
executors, successors and/or assigns shall have, claim or demand any right or title to the  
aforesaid property, premises or appurtenances or any part thereof. Grantor conveys ALL right,  
title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever existing  
upon, beneath the surface of, or within the land.

EXECUTED on May 2nd, 2024

JEFFERY A. REESE, PRESIDENT: REESE INVESTMENT PROPERTIES, INC.

State of Florida

County of Volusia

This instrument was acknowledged before me on this 2<sup>nd</sup> Day of May, 2024, By: **JEFFERY A. REESE, PRESIDENT: REESE INVESTMENT PROPERTIES, INC.**

(seal)

Sandi Kalwite

Signature of Notary Public



SANDI KALWITE  
Notary Public  
State of Florida  
Comm# HH234263  
Expires 2/28/2026

My commission expires on: 2-28-2026

Personally Known  
 Produced Identification  
ID Type FL D

Physical Presence  
- OR -  
 Online Notarization

**NOTE: If you ever decide to sell your property please contact us first!**  
**[info@nevadainvestmentland.com](mailto:info@nevadainvestmentland.com)**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a. 003-452-02
- 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 RECORDER'S OPTIONAL USE ONLY**

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

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

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

**3. a. Total Value/Sales Price of Property**

\$ 12,800.00

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

c. Transfer Tax Value: \$ 12,800.00

d. Real Property Transfer Tax Due \$ 50.70

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_

b. 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: \_\_\_\_\_

Capacity: Grantee

Signature: \_\_\_\_\_

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Reese Investment Properties, Inc.

Print Name: CYNTHIA COTTER

Address: 3003 S Atlantic Ave 21C5

Address: 218 WATSON AVENUE

City: Daytona Beach Shores

City: MANTECA

State: FL Zip: 32118

State: CA Zip: 95337

**COMPANY REQUESTING RECORDING**

Escrow #: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_