

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
RPTT:\$50.70 Rec:\$37.00
\$87.70 Pgs=2

2024-251978

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 2nd 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 ID

☒ Physical Presence
- OR -
☐ Online Notarization

NOTE: If you ever decide to sell your property please contact us first!
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)

Print Name: Reese Investment Properties, Inc.
Address: 3003 S Atlantic Ave 21C5
City: Daytona Beach Shores
State: FL Zip: 32118

COMPANY REQUESTING RECORDING

Print Name: _____
Address: _____
City: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: CYNTHIA COTTER
Address: 218 WATSON AVENUE
City: MANTECA
State: CA Zip: 95337

Escrow #: _____

State: _____ Zip: _____