

Recording Requested by:
Down to Earth Investments LLC
1312 17th St #71682
Denver, CO 80202

When Recorded Mail Tax Statements and Copy To:
Down to Earth Investments LLC
1312 17th St #71682
Denver, CO 80202

EUREKA COUNTY, NV	2024-252221
RPTT:\$0.00 Rec:\$37.00	
\$37.00 Pgs=3	06/10/2024 01:46 PM
PETOBEGO LLC	
KATHERINE J. BOWLING, CLERK RECORDER	

APN: 005-090-57

SPECIAL GRANT, BARGAIN AND SALE DEED

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

Michelle Stangline

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: 06/06/2024

Michelle F. Stangline

Michelle Stangline

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.

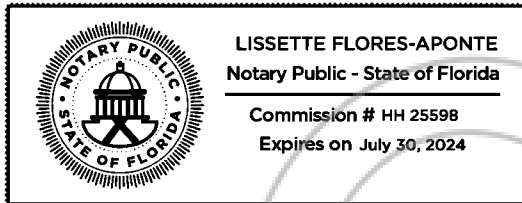
State of Florida
County of Lake

On 06/06/2024 before me, Lisette Flores-Aponte 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
Florida that the foregoing paragraph is true and correct.

ID PRODUCED: DRIVERS LICENSE

WITNESS my hand and official seal.

(Seal)



Lisette Flores-Aponte
Notary Public

My commission expires: 07/30/2024

Lisette Flores-Aponte
Type or Print Name

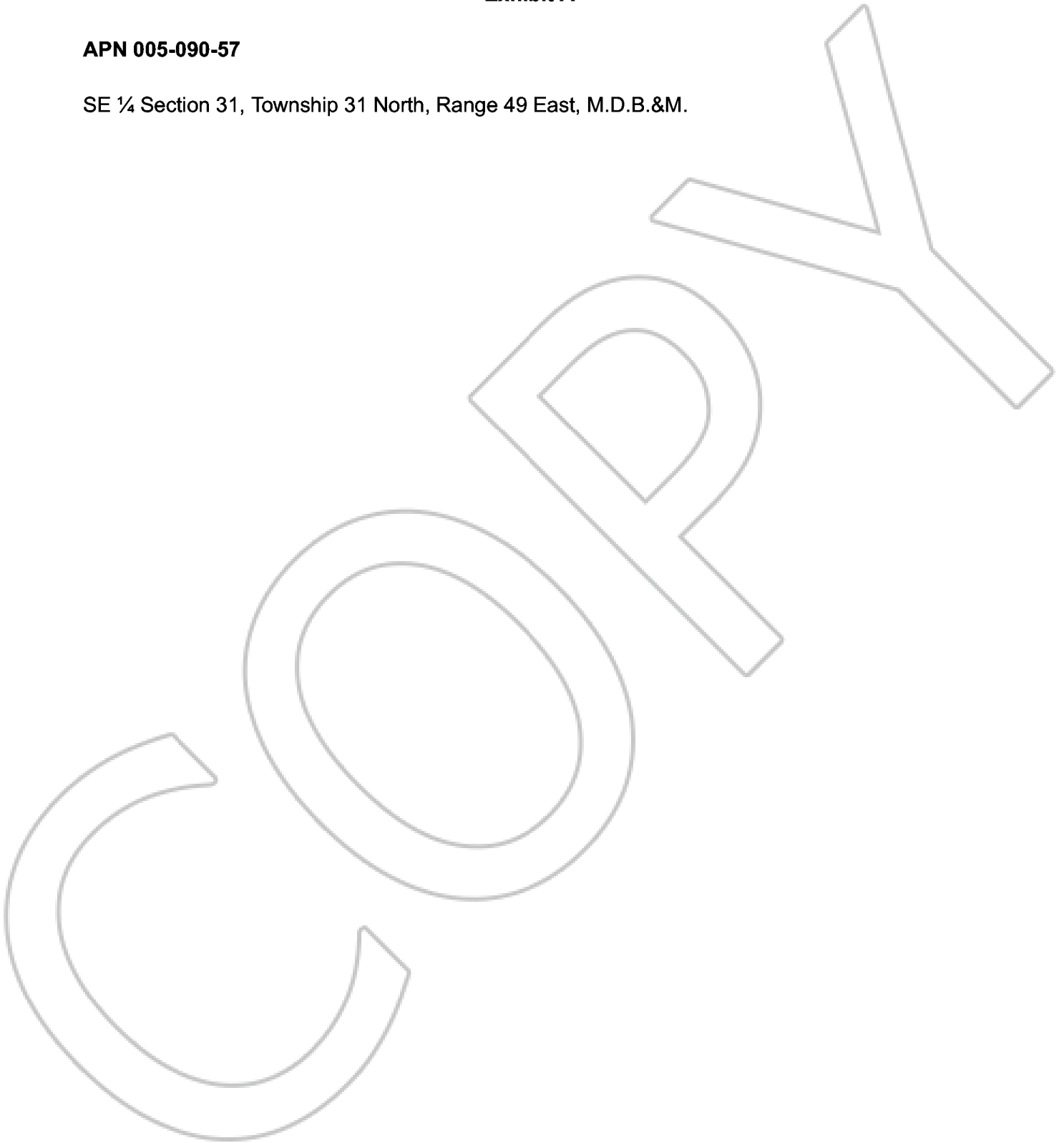
Notarized remotely online using communication technology via Proof.

Grantor(s) Name, Address and phone:	Grantee(s) Name and Address:
<u>Michelle Stangline</u>	<u>Down to Earth Investments LLC</u>
<u>211 Summertime Place</u>	<u>10883 Bayfield Way</u>
<u>Hardeville, SC 29927</u>	<u>Parker, CO 80138</u>

Exhibit A

APN 005-090-57

SE ¼ Section 31, Township 31 North, Range 49 East, M.D.B.&M.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 005-090-57
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 4000

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

c. Transfer Tax Value: \$ _____

d. Real Property Transfer Tax Due \$ 18

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section NA

b. Explain Reason for Exemption: NA

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 Michelle F. Stangline Capacity: Grantor

Signature Alicia Livingston Capacity: Grantee

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

Print Name: Michelle Stangline
Address: 211 Sumertime Place
City: Hardeville
State: SC Zip: 29927

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

Print Name: Down to Earth Investments LLC
Address: 1312 17th St #71682
City: Denver
State: CO Zip: 80202

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

DESCRIPTION OF ATTACHED DOCUMENT

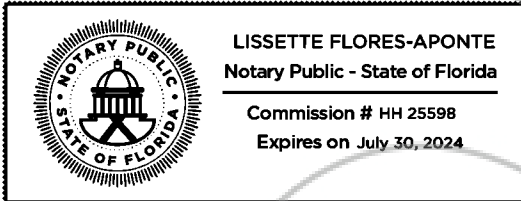
Title or Type of Document: Certificate of Acknowledgement

Document Date: 06/06/2024

Number of Pages (including notarial certificate): 2

State of Florida
County of Lake

This foregoing instrument was acknowledged before me by means of online notarization,
this 06/06/2024 by Michelle F. Stangline.



Lissette Flores-Aponte
Lissette Flores-Aponte

☐ Personally Known OR ☒ Produced Identification

Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.