

|   |               |
|---|---------------|
| A.P.N. No.:   | 005-690-13    |
| R.P.T.T.  | \$ 39.00      |
| File No.:   | 2329931 MLC   |
| Recording Requested By:   |               |
| Stewart Title Company   |               |
| Mail Tax Statements To:   | Same as below |
| When Recorded Mail To:  |               |
| Down to Earth Investments LLC, a Colorado limited liability company |               |
| 1312 17th St #71682   |               |
| Denver, CO 80202  |               |

EUREKA COUNTY, NV  
RPTT:\$39.00 Rec:\$37.00  
\$76.00 Pgs=2  
STEWART TITLE COMPANY - NV  
KATHERINE J. BOWLING, CLERK RECORDER

**2024-252672**

**06/27/2024 11:56 AM**

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Frederick Conquest, an unmarried man,**

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

**Down to Earth Investments LLC, a Colorado limited liability company,**

all that real property situated in the County of Eureka, State of Nevada, bounded and described as follows:

TOWNSHIP 30 NORTH, RANGE 50 EAST, M.D.B.&M.

Section 5: NE1/4SW/4;

EXCEPTING THEREFROM 90% in and to coal, oil, gas and other minerals of every kind and nature whatsoever, lying in and under said land, as reserved by Strathearn Cattle Company, et al, in deed recorded May 25, 1959, in Book 25, Page 297, Deed Records of Eureka County, Nevada.

FURTHER EXCEPTING THEREFROM all minerals, royalties, mineral rights, mineral deposits, oil and gas, and oil and gas rights, and coal, lying in and under said land, as reserved by Earl Edgar and Delores Edgar, his wife, in deed recorded January 12, 1976, in Book 53, Page 335, Official Records of Eureka County, Nevada.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 6/25/2024

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

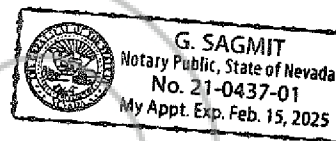
Frederick Conquest  
Frederick Conquest

State of NEVADA )  
County of CLARK ) ss

This instrument was acknowledged before me on the 25<sup>th</sup> day of June, 2024  
By: Frederick Conquest

Signature: [Signature]  
Notary Public G. Sagmit, Notary Public

My Commission Expires: 2/15/2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 005-690-13  
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**

\$ 9,619.20

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

( )

**c. Transfer Tax Value:**

\$ 9,619.20

**d. Real Property Transfer Tax Due**

\$ 39.00

**4. If Exemption Claimed:**

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

b. Explain 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 *McCaslin*

Capacity Grantor Agent

Signature \_\_\_\_\_

Capacity Grantee

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

Print Name: Frederick Conquest

Address: 4370 S Grand Canyon Dr

City: Las Vegas

State: NV Zip: 89147

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

Print Name: Down to Earth Investments LLC, a  
Colorado limited liability company

Address: 1312 17th St #71682

City: Denver

State: CO Zip: 80202

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

Print Name: Stewart Title Company

Escrow # 2329931 MLC

Address: 25 S. West Street

City: Fernley

State: NV Zip: 89408

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED