

APN: 007-370-30

Recording Requested By:
Schroeder Law Offices, P.C.
10615 Double R. Blvd. #100
Reno, NV 89521

Mail Tax Statements To:
M&M Nevada Ventures, LLC
1316 Buena Park Drive
Frisco, TX 75033

EUREKA COUNTY, NV
LAND-CDE
Rec:\$37.00
Total:\$37.00

SCHROEDER LAW OFFICES P.C.

2024-253008
08/22/2024 08:14 AM

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KATHERINE J. BOWLING, CLERK RECORDER

The undersigned hereby affirms that there is no Social Security number contained in this document.

CORRECTION

This document is being recorded to correct document number 2023-250754 recorded on June 26, 2023, to update the signatories for the Grantor ensuring the proper persons are signing the conveyance.

GRANT, BARGAIN & SALE DEED

FOR VALUE RECEIVED the undersigned GRANTOR hereby grants, bargains and sells all right, title and interest in and to the following property in Eureka County, Nevada, to the following GRANTEE:

Grantor: MICHEL AND MARGARET ANN ETCHEVERRY FAMILY LIMITED PARTNERSHIP, a California limited partnership.

Grantee: M&M NEVADA VENTURES, LLC, a Nevada limited liability company.

Taking title as: M&M NEVADA VENTURES, LLC, a Nevada limited liability company.

Estate conveyed: Fee simple.

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Legal Description of property conveyed:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

GRANTOR:

Michel and Margaret Ann Etcheverry
Family Limited Partnership

DATED: 8/16/24

By: [Signature]
Ray Etcheverry, President of Amachi Inc. who is the general partner of Michel and Margaret Ann Etcheverry Family Limited Partnership

DATED: 8/16/24

By: [Signature]
Matthew Etcheverry, Secretary of Amachi Inc. who is the general partner of Michel and Margaret Ann Etcheverry Family Limited Partnership

STATE OF CALIFORNIA)
) ss.
COUNTY OF)

SUBSCRIBED AND SWORN (OR AFFIRMED) before me on this ___ day of August, 2024, by **Ray Etcheverry**, President of Amachi, Inc, as general partner and authorized representative of Michel & Margaret Ann Etcheverry Limited Partnership, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

See CA Jurat attached

Name of Notary Public: _____

STATE OF CALIFORNIA)

)

) ss. *See CA Jurat attached*

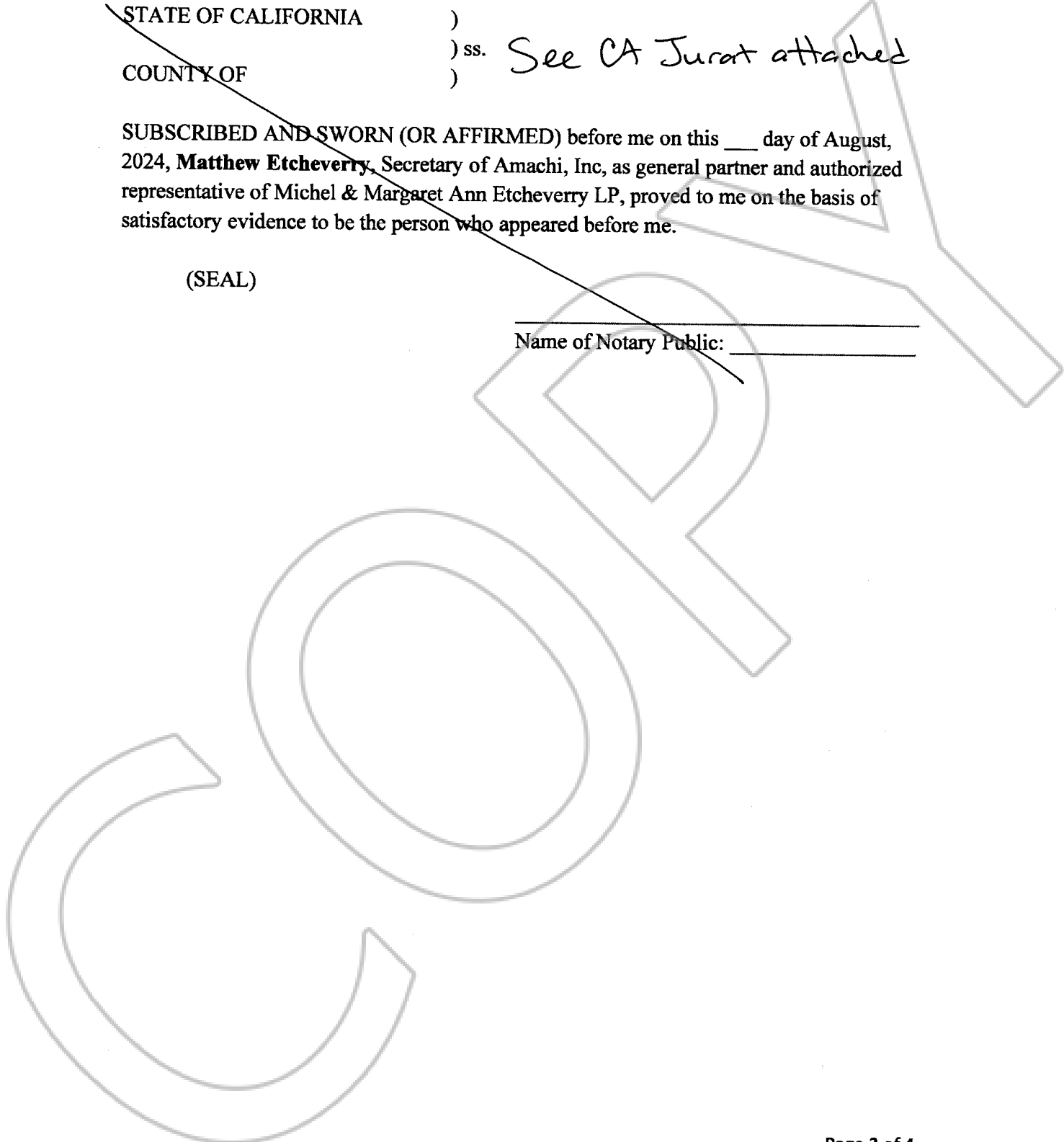
)

COUNTY OF

SUBSCRIBED AND SWORN (OR AFFIRMED) before me on this ___ day of August, 2024, **Matthew Etcheverry**, Secretary of Amachi, Inc, as general partner and authorized representative of Michel & Margaret Ann Etcheverry LP, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(SEAL)

Name of Notary Public: _____



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

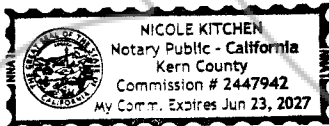
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Kern

Subscribed and sworn to (or affirmed) before me
on this 16th day of August, 2024
by _____
Date Month Year

(1) Ray Etcheverry
(and (2) Matthew Etcheverry),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.



Signature Nicole Kitchen
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Correction Document Date: 8/16/2024
Number of Pages: 4 Signer(s) Other Than Named Above: N/A

**EXHIBIT A
LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Parcel 1:

Parcel 1, 2, 3, and 4 as shown on that certain Parcel Map for Donald E. Morrison and Alberta J. Morrison filed in the office of the County Recorder of Eureka County, State of Nevada, on February 5, 1999, as File No. 171884, being a portion of Section 21 and 22, Township 20 North, Range 53 East M.D.B.&M.

EXCEPTING THEREFROM all oil and gas in and under said land, reserved by the United States of America in patent recorded September 30, 1965 in Book 8, Page 463, Official Records of Eureka County, Nevada.

**State of Nevada
Declaration of Value Form**

1. Assessor Parcel Number(s)
 a) 007-370-30
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a. Vacant Land b. Sgl. Fam. Residence
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'/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 \$N/A
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$
 d. Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: Correction Deed. Transfer tax considered with conveyance
Recorded at Eureka County Recorder No. 2023-250754

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: From Ship agent for Capacity: GRANTOR/SELLER
 Signature: From Ship agent for Capacity: GRANTEE/BUYER
SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION**
 (REQUIRED) (REQUIRED)

Print Name: Michel & Margaret Ann Etcheverry Family L.P. Print Name: M&M Nevada Ventures LLC
 Address: 34530 Dally Lane Address: 1316 Buena Park Dr.
 City: Bakersfield City: Frisco
 State: CA Zip: 93308 State: TX Zip: 75033

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Schroeder Law Offices, P.C. Esc. #: _____
 Address: 10615 Double R. Blvd. #100
 City: Reno State: NV Zip: 89521
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)