

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

Pgs=6



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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)

COUNTY OF)

) ss.

) See CA Jurat attached

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

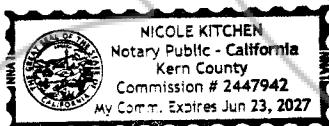
Signature of Document Signer No. 2 (if any)

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

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 DocumentTitle 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'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 \$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: Thom Ship, agent for Capacity: GRANTOR/SELLER

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

Print Name: Michel & Margaret Ann
Etcheverry Family L.P.
Address: 34530 Dally Lane
City: Bakersfield
State: CA Zip: 93308

Print Name: M&M Nevada Ventures LLC
Address: 1316 Buena Park Dr.
City: Frisco
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)