

A.P.N. No.:	001-230-51, 001-230-52
R.P.T.T.	\$ 183.30
File No.:	2374420
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	<i>Same as below</i>
	When Recorded Mail To:
	Empire Southwest, LLC
	1725 S Country Club Dr
	Mesa, AZ 85210

EUREKA COUNTY, NV	2024-253108
RPTT:\$183.30 Rec:\$37.00	
\$220.30 Pgs=2	09/24/2024 10:43 AM
STEWART TITLE ELKO	
KATHERINE J. BOWLING, CLERK RECORDER	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Eureka County, a political subdivision of the State of Nevada

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

Empire Southwest, LLC, a Delaware Limited Liability Company,

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

Lot 51 and 52 Eureka Canyon Subdivision Phase 1 Stage 2, according to the map thereof recorded March 6, 2013, in the Office of the County Recorded of Eureka County, Nevada, as File No. 223857, Eureka County, Nevada records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: July 23, 2024

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

Eureka County

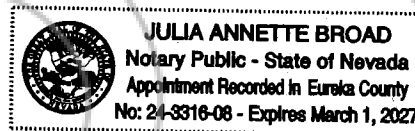
By: Jeb Rowley
Jeb Rowley, Director

State of Nevada)
) ss
County of Eureka)

This instrument was acknowledged before me on the 23 day of July, 2024
By: Jeb Rowley as Director of Eureka County

Signature: [Signature]
Notary Public

My Commission Expires: 03-01-2027



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-230-51
b) 001-230-52
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'/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

\$ 46,663.36

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

()

c. Transfer Tax Value:

\$ 46,663.36

d. Real Property Transfer Tax Due

\$ 183.30

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100.00%

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 
Jeb Rowley, Es Director

Capacity _____ Grantor

Signature _____

Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Eureka County
Address: PO Box 714
City: Eureka
State: NV Zip: 89316

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Empire Southwest, LLC
Address: 1725 S Country Club Dr
City: Mesa
State: AZ Zip: 85210

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

Print Name: Stewart Title Company
Address: 810 Idaho St
City: Elko

Escrow # 2374420
State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED