

Recording Requested By:

Premium Land Company LLC
2021 Fillmore St., #1390
San Francisco, CA 94115

When Recorded, Mail To And Return Tax
Statements to:

Premium Land Company LLC
2021 Fillmore St., #1390
San Francisco, CA 94115

EUREKA COUNTY, NV
RPTT:\$15.60 Rec:\$37.00
\$52.60 Pgs=3

2024-253164

09/26/2024 08:16 AM

PREMIUM LAND COMPANY LLC
KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

APN: 005-050-03

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Holly Brown, Administrator of the Estate of Thomas W. Brown, Jr., Deceased**, hereinafter referred to as "Grantor," does hereby grant, bargain, sell, and convey unto **Premium Land Company LLC, a California Limited Liability Company**, hereinafter "Grantee," the following land and property, together with all improvements located thereon, lying in the County of Eureka, State of Nevada, to-wit:

TOWNSHIP 31 NORTH, RANGE 48 EAST, M.D.B. & M.

Section 29: NE1/4SE1/4NE1/4

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

RESERVING unto party of the first part, its successors and assigns, for roadway, transmission and utility purposes, a perimeter easement 30 feet in width measured inward from, and the

interior boundary of said easement running parallel to, each of the exterior boundaries of the property herein described.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said party of the second part, and to his heirs and assigns forever. SUBJECT to taxes for the present fiscal year and covenants, conditions, restrictions, easements, encumbrances, water rights, rights and rights of way of record, if any.

IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 23 day of September, 2024.



A handwritten signature in cursive script, appearing to read "Holly R.", written over a horizontal line.

**Holly Brown, Administrator of the Estate of
Thomas W. Brown, Jr., Deceased**

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 Pennsylvania

County of Montgomery

On 9/23/24 before me, Karla C. Kaufman, personally appeared **Holly Brown** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal
KARLA C KAUFMAN - Notary Public
Delaware County
My Commission Expires February 26, 2028
Commission Number 1443938

Signature Karla C. Kaufman

(Seal)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 005-050-03 _____
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt Bldg | f) <input type="checkbox"/> | Comm/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 3,688.00
 Transfer Tax Value: \$ 3,688.00
 Real Property Transfer Tax Due: \$15.60

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 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 _____ Capacity Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Holly Brown, Administrator of Estate of
 Address: Thomas W. Brown Jr. Deceased,
 735 Clover Ln
 City: Plymouth Meeting
 State: PA Zip: 19462

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Premium Land Company LLC,
 a California Limited Liability Corporation
 Address: 2021 Fillmore Street, #1390
 City: San Francisco
 State: CA Zip: 94115

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)