

Recording Requested by:
Down to Earth Investments LLC
1312 17th St #71682
Denver, CO 80202

EUREKA COUNTY, NV
RPTT:\$11.70 Rec:\$37.00
\$48.70 Pgs=4
PETOBEGO LLC
KATHERINE J. BOWLING, CLERK RECORDER

2024-253213

10/17/2024 08:09 AM

When Recorded Mail Tax Statements and Copy To:
Down to Earth Investments LLC
1312 17th St #71682
Denver, CO 80202

APN: 002-018-32

SPECIAL GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

LandDiscounts LLC

do(es) hereby GRANT, BARGAIN and SELL to

Down to Earth Investments LLC

the real property situated in the County of Eureka, State of Nevada, described as follows:

See Legal Description Attached as Exhibit A

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Michelle Stangline
Date: _____ 10/01/2024

Michelle Stangline

Michelle Stangline, CEO
LandDiscounts LLC

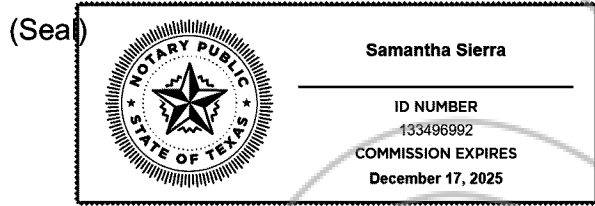
Acknowledgment

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 Texas
County of Hunt

On 10/01/2024 before me, Samantha Sierra Notary Public, personally appeared Michelle Stangline, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Samantha Sierra

Notary Public

My commission expires: 12/17/2025

Samantha Sierra
Type or Print Name

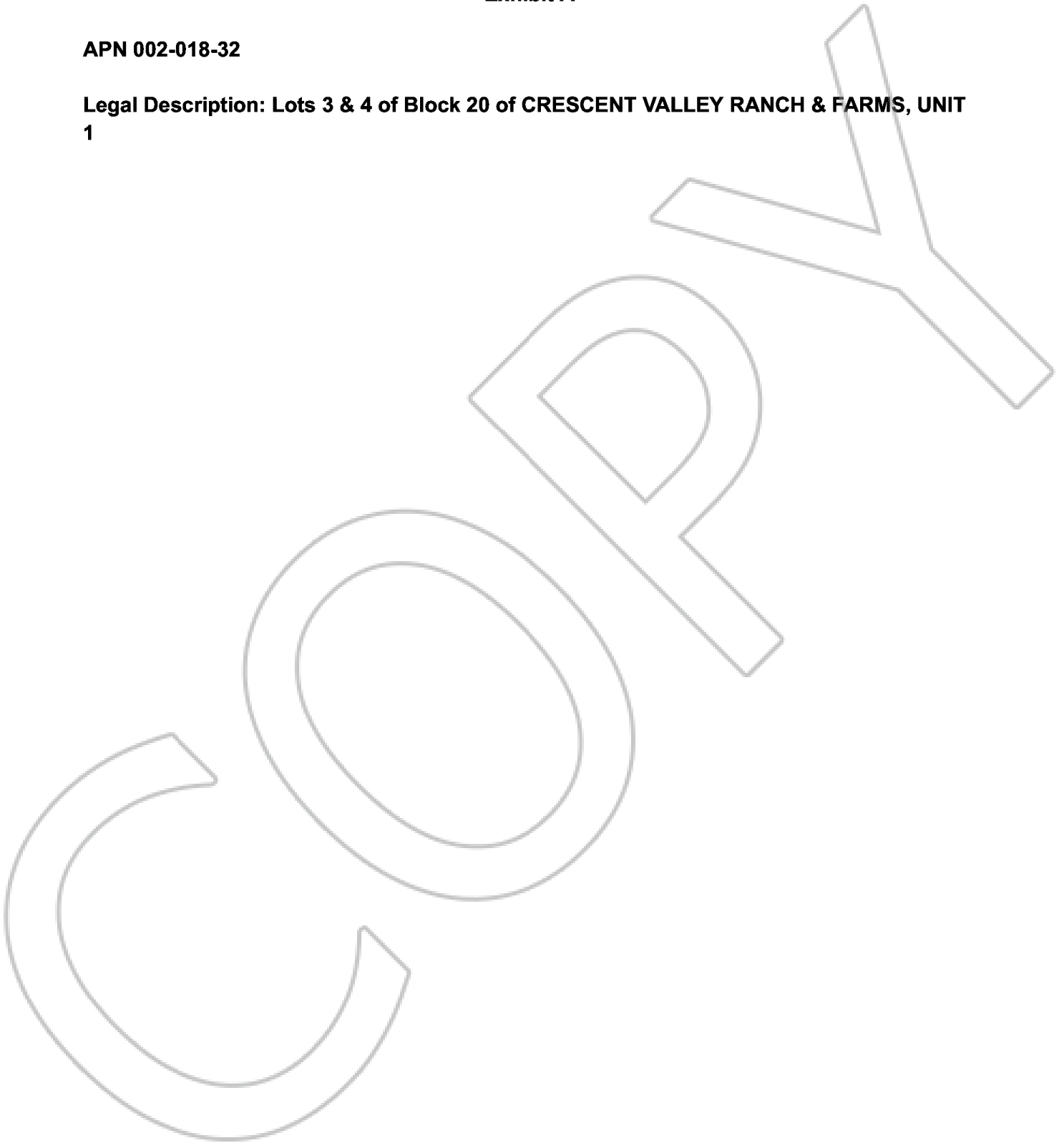
Electronically signed and notarized online using the Proof platform.

Grantor(s) Name, Address and phone:	Grantee(s) Name and Address:
<u>LandDiscounts LLC</u>	<u>Down to Earth Investments LLC</u>
<u>11582 Big Canoe</u>	<u>1312 17th St #71682</u>
<u>Big Canoe, GA 30143</u>	<u>Denver, CO 80202</u>

Exhibit A

APN 002-018-32

**Legal Description: Lots 3 & 4 of Block 20 of CRESCENT VALLEY RANCH & FARMS, UNIT
1**



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 002-018-32
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 NOTES: _____

3. Total Value/Sales Price of Property: \$1,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$1,000.80 \$2,946
 Real Property Transfer Tax Due: \$3.90 \$11.79

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 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 Michelle Stangline Capacity _____ Grantor

Signature [Signature] Capacity _____ Grantee

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

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

Print Name: Landdiscounts LLC
 Address: 211 Summertime Place
 City: Hardeville
 State: SC Zip: 29927

Print Name: Down to Earth Investments LLC
 Address: 1312 17th St #71682
 City: Denver
 State: CO Zip: 80202

**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/MICROFILMED)