

EUREKA COUNTY, NV
RPTT:\$23.40 Rec:\$37.00
\$60.40 Pgs=2

2024-253337
11/22/2024 04:07 PM

EE-STKT HOLDINGS LLC
KATHERINE J. BOWLING, CLERK RECORDER

MAIL TAX STATEMENT TO / WHEN RECORDED RETURN TO:

B. Scott Todd, TTEE, Everland Capital Partners 4 Land Trust Dated 6/10/2023
500 Westover Dr #19844
Sanford NC 27330

GRANT, BARGAIN AND SALE DEED

THE GRANTOR(S),

LAND BEST BUY INVESTMENTS, LLC
86 KEEWAYDIN DRIVE
TIMERLAKE, OH 44095

for and in consideration of: 6,000.00 and other good and valuable consideration
grants

to the GRANTEE(S):

B. Scott Todd, TTEE, Everland Capital Partners 4 Land Trust Dated 6/10/2023
500 Westover Dr #19844 Sanford NC 27330

the following described real estate, situated in the County of Eureka, State of
Nevada:

Parcel ID: 005-190-16

Legal Description: E2 SE4 SW4 WITHIN SECTION 11, TOWNSHIP 30 NORTH,
RANGE 48 EAST, MDB&M.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Grantor Signatures:

DATED: 11/13/2024

[Signature]

LAND BEST BUY INVESTMENTS, LLC
86 KEEWAYDIN DRIVE
TIMERLAKE, OH 44095

Grantor Signatures:

DATED: _____

ACKNOWLEDGEMENT

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 OHIO, COUNTY OF LAKE, ss:



LAURA JEAN SCHICK
Notary Public
State of Ohio
My Comm. Expires
June 1, 2027

Laura Jean Schick
Notary Public
Signature of person taking
acknowledgment

NOTARY
Title (and Rank)

My commission expires 6-1-2027

State of Nevada
Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #

Book:Page:

Date of Recording:

Notes:

1. Assessor Parcel Number(s)
a) 005-190-16
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

3. Total Value/Sales Price of Property: \$ 6,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value per NRS 375.010, Section 2: \$ 6,000.00
Real Property Transfer Tax Due: \$ 23.40

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.

SignatureCapacity SELLER

SignatureCapacity

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LAND BEST BUY INVESTMENTS. LLC

Address: 86 KEEWAYDIN DRIVE

City: TIMERLAKE

State: OHZip: 44095

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Everland Capital Partners 4 Land Trust

Address: 500 Westover Dr #19844

City: Sanford

State: NCZip: 27330

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name:Escrow #

Address:State:Zip:

City: