

APN: 003-451-01

Recording requested by:

REESE INVESTMENT PROPERTIES, INC
3003 S ATLANTIC AVE 21C5
DAYTONA BEACH SHORES, FL 32118

**when recorded, please return
this deed and tax statements to:**

ABBOTT INVESTMENT GROUP, LLC
15 STONE GATE N
LONGWOOD, FL 32779

EUREKA COUNTY, NV
RPTT:\$9.75 Rec:\$37.00
\$46.75 Pgs=2

2025-254191

02/12/2025 08:22 AM

ABBOTT INVESTMENT GROUP, LLC
KATHERINE J. BOWLING, CLERK RECORDER

Above reserved for official use only

WARRANTY DEED

THE GRANTOR: **REESE INVESTMENT PROPERTIES, INC.** hereby GRANTS,
BARGAINS, SELLS and WARRANTS to: **ABBOTT INVESTMENT GROUP, LLC**
("Grantee"), all right, title, interest and claim to the following real estate in the county of
EUREKA, state of **NEVADA**, with the following legal description:

Pioneer Pass #1, Lot 48, as shown on that certain Map of Division into Large Parcels for
Cattleman's Title Guarantee and Cattlemen's Title Guarantee as Trustee for Tehama
Holdings filed in the office of the County Recorder of Eureka County, State of Nevada,
on October 20, 1994, as File No. 155503, being a portion of Section 13, Township 31
North, Range 49 East, M.D.B.&M.

Parcel Number: **003-451-01 (Lot size: 12 Acres)**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described
property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or
assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators,
executors, successors and/or assigns shall have, claim or demand any right or title to the
aforesaid property, premises or appurtenances or any part thereof. Grantor conveys ALL right,
title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever existing
upon, beneath the surface of, or within the land.

EXECUTED on this 13th Day of January, 2025. By:

JEFFERY A. REESE, PRESIDENT: REESE INVESTMENT PROPERTIES, INC.

State of Florida

County of Volusia

This instrument was acknowledged before me on this 13th day of January, 2025. By: **JEFFERY A. REESE, PRESIDENT: REESE INVESTMENT PROPERTIES, INC.**

☒ Physical Presence
- OR -
☐ Online Notarization

☐ Personally Known
☒ Produced Identification
ID Type FDL

(seal)



NATALIA MABRY
Notary Public
State of Florida
Comm# HH228738
Expires 2/14/2026

Natalia Mabry

Signature of Notary Public

My commission expires on 02/14/2026

NOTE: If you ever decide to sell your property please contact us first!
info@nevadainvestmentland.com

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a. 003-451-01
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
☐ Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 2,500.00

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

c. Transfer Tax Value:

\$ 2,500.00

d. Real Property Transfer Tax Due

\$ 9.75

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Reason for Exemption: _____

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: _____

Capacity: Grantee

Signature: _____

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Reese Investment Properties, Inc

Address: 3003 S. Atlantic Ave 21C5

City: Daytona Beach Shores

State: FL Zip: 32118

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Abbott Investment Group, LLC

Address: 15 Stone Gate N

City: Longwood

State: FL Zip: 32779

COMPANY REQUESTING RECORDING

Print Name: _____

Address: _____

City: _____

Escrow #: _____

State: _____ Zip: _____