

EUREKA COUNTY, NV
RPTT:\$31.20 Rec:\$37.00
\$68.20 Pgs=2

2025-254288

03/07/2025 08:57 AM

HARRIS LAND AND TIMBER COMPANY LLC
KATHERINE J. BOWLING, CLERK RECORDER

MAIL TAX STATEMENT AND WHEN RECORDED RETURN TO:

Robert Bruce
875 Broadway Blvd.
Reno, NV 89502

WARRANTY DEED

THE GRANTOR(S), Harris Land and Timber Company LLC

for and in consideration of: \$7,749.00 and other good and valuable consideration
grants to the GRANTEE(S):

- Robert Bruce with a mailing address of 875 Broadway Blvd. Reno NV 89502,
the following described real estate, situated in the County of Eureka , State of Nevada

Lot 1 of Block 15 of Crescent Valley Ranch and Farms Unit 3 as platted of record
in Eureka County, Nevada TP #3 043 04

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: 3/6/25

Harris Land and Timber Company LLC



Luke Harris- Managing Member

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 Virginia COUNTY OF Floyd
ss:



Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 9/30/28

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-043-01
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. Total Value/Sales Price of Property

\$ 7,749

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

Transfer Tax Value: _____

\$

Real Property Transfer Tax Due

\$ 31.20

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 _____

Capacity Seller

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Harris Land and Timber Company LLC

Address: P.O. Box 217

City: Floyd

State: VA Zip: 24091

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert Pace

Address: 875 Broadway Blvd

City: Pahr

State: NV Zip: 89502

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

Print Name: _____

Escrow #: _____

Address: _____

City: _____

State: _____

Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED