

APN: 003-431-04

**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

**2025-254295**

**03/11/2025 08:45 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 2, 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: **003-431-04 (Lot size: 11.78 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 the 25<sup>th</sup> of February, 2025 by;

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

State of Florida

County of Volusia

This instrument was acknowledged before me on this 25<sup>th</sup> Day of February, 2025, By:  
**JEFFERY A. REESE, PRESIDENT: REESE INVESTMENT PROPERTIES, INC.**

(seal)

  
Signature of Notary Public



LORI A. KUNSMAN  
Notary Public  
State of Florida  
Comm# HH455403  
Expires 12/9/2027

My commission expires on:

12/9/2027

☒ Personally Known  
☐ Produced Identification  
ID Type \_\_\_\_\_

☒ Physical Presence  
- OR -  
☐ Online Notarization

**NOTE: If you ever decide to sell your property please contact us first!**  
**[info@nevadainvestmentland.com](mailto:info@nevadainvestmentland.com)**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a. 003-431-04  
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

**COMPANY REQUESTING RECORDING**

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_

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

Print Name: Abbott Investment Group, LLC

Address: 15 Stone Gate N

City: Longwood

State: FL      Zip: 32779

Escrow #: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_