

APN: 004-370-17  
R.P.T.T.: \$117.00  
Escrow No.: 24046555-CD  
When Recorded Return To:  
Land Jack LLC, a New Mexico Limited  
Liability Company  
6004 Liebig Ave  
Bronx, NY 10471

Mail Tax Statements to:  
Land Jack LLC, a New Mexico Limited  
Liability Company  
6004 Liebig Ave  
Bronx, NY 10471

EUREKA COUNTY, NV  
RPTT:\$117.00 Rec:\$37.00  
\$154.00 Pgs=4  
2025-254301  
03/13/2025 11:06 AM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KATHERINE J. BOWLING, CLERK RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Raymond V. Kendrick and Janice Best Kendrick, husband and wife**

do(es) hereby Grant, Bargain, Sell and Convey to

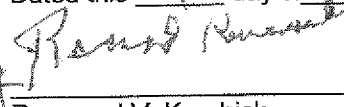
**Land Jack LLC, a New Mexico Limited Liability Company**

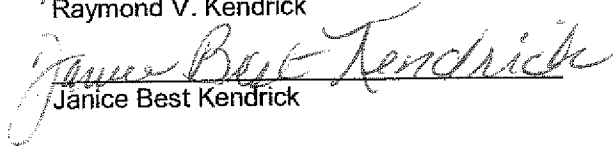
all that real property situated in the City of Eureka, County of Eureka, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 11 day of March, 2025.

  
Raymond V. Kendrick

  
Janice Best Kendrick

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 California

County of \_\_\_\_\_

On \_\_\_\_\_,

before me, \_\_\_\_\_ Notary Public

personally appeared \_\_\_\_\_,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)

See attached  
CA acknowledgment

# CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

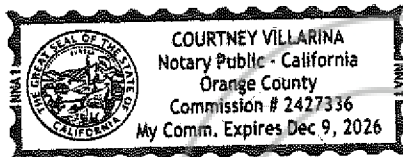
State of California

County of Orange

On 3-11-2025 before me, Courtney Villarina, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Raymond V. Hendrick and  
Name(s) of Signer(s)  
Janice Best Hendrick

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature \_\_\_\_\_  
Signature of Notary Public

## OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

### Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Exhibit "A"

**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Eureka, described as follows:

Township 32 North, Range 51 East, MDB&M

Section 35: W1/2

TOGETHER WITH all improvements situate thereon.

TOGETHER WITH all water rights and grazing rights on or appertaining to said property.

RESERVING, HOWEVER, to the First Party, ONE-HALF (1/2) of all gas, oil, and mineral rights now owned in connection with said property.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 004-370-17  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

a) ☒ Vacant Land      b) ☐ Sgl. Fam. Residence  
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**

Document/Instrument No.: \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

3. a. Total Value/Sale Price of Property: \$30,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$30,000.00  
d. Real Property Transfer Tax Due: \$117.00

4. **IF EXEMPTION CLAIMED:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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.**

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Agent

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

Print Name: Raymond V. Kendrick and Janice Best  
Address: Kendrick  
24701 Raymond Way #125  
City: Lake Forest  
State: California Zip: 92630

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

Print Name: Land Jack LLC, a New Mexico Limited  
Address: Liability Company  
6004 Liebig Ave  
City: Bronx  
State: New York Zip: 10471

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24046555-CD  
Address: 3700 Lakeside Dr, Ste 110  
City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED