

EUREKA COUNTY, NV
LAND-GBS
RPTT:\$39.00 Rec:\$37.00
Total:\$76.00

2025-254311
03/17/2025 02:53 PM
Pgs=3

Recording Requested by:
Down to Earth Investments LLC
1312 17th St #71682
Denver, CO 80202

DOWN TO EARTH INVESTMENTS
LLC



00022508202502543110030030

KATHERINE J. BOWLING, CLERK RECORDER

When Recorded Mail Tax Statements and Copy To:
Nichole Jessica Johnson
551 Centennial Drive #C
Hanford, CA 93230

APN: 005-520-25
SPECIAL GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Down to Earth Investments LLC

do(es) hereby GRANT, BARGAIN and SELL to

Nichole Jessica Johnson

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

W2 Sw4 Se4

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/07/2025

Alicia Zwingler

Alicia Zwingler, Managing Member
Down to Earth Investments LLC

Acknowledgment

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.

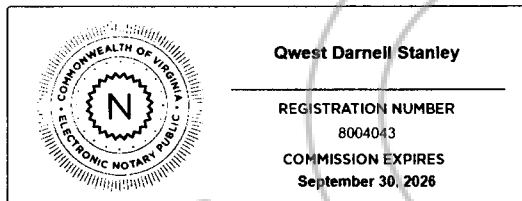
State of Commonwealth of Virginia

County of Newport News

On 03/07/2025 before me, Qwest Darnell Stanley, Notary Public, personally appeared Alicia Zwinger, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same their authorized capacity, and that by their signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Virginia that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)



Commission Number: 8004043

My commission expires: 09/30/2026

Qwest Darnell Stanley

Notary Public

Qwest Darnell Stanley

Type or Print Name

Notarized remotely online using communication technology via Proof.

Grantor(s) Name and Address:

Down to Earth Investments LLC
1312 17th St #71682
Denver, CO 80202

Grantee(s) Name and Address:

Nichole Jessica Johnson
551 Centennial Drive #C
Hanford, CA 93230

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a. 005-520-25
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

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sales Price of Property

\$ 10,000

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

c. Transfer Tax Value: \$ 10,000

d. Real Property Transfer Tax Due \$ 39.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Alicia Zwinger Capacity: Grantor

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Down to Earth Investments LLC

Address: 1312 17th St #71682

City: Denver

State: CO Zip: 80202

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nichole Jessica Johnson

Address: 551 Centennial Drive #C

City: Hanford

State: CA Zip: 93230

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