

APN: 004-370-17  
R.P.T.T.: \$390.00  
Escrow No.: 25048340-CD  
When Recorded Return To:  
Victor Scott Hupp  
3968 Florence Street  
San Diego, CA 92113

Mail Tax Statements to:  
Victor Scott Hupp  
3968 Florence Street  
San Diego, CA 92113

EUREKA COUNTY, NV  
RPTT:\$390.00 Rec:\$37.00  
\$427.00 Pgs=3  
2025-254373  
03/31/2025 02:59 PM  
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,

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

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

**Victor Scott Hupp, a single man**

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 28 day of March, 2025.

Land Jack LLC, a New Mexico Limited Liability Company

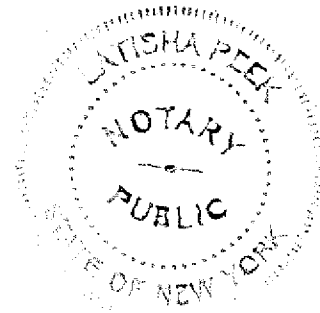
BY: [Signature]  
Ohad Bukai  
Manager

STATE OF ~~NEVADA~~ NEW YORK  
COUNTY OF BRONX

This instrument was acknowledged before me on this 28 day of March, 2025 by Ohad Bukai, as Manager of Land Jack LLC, a New Mexico Limited Liability Company.

[Signature]  
Notary Public

LATISHA PEEK  
Notary Public, State of New York  
No. 01PE6382474  
Qualified in Bronx County  
Commission Expires Oct. 29, 2026  
LP



## 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, M.D.B. & M.

Section 35: W 1/2

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.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Eureka County, Nevada on March 13, 2025 as Instrument No. 2025-254301 of Official Records.

APN: 004-370-17

**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: \$100,000.00  
b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
c. Transfer Tax Value: \$100,000.00  
d. Real Property Transfer Tax Due: \$390.00

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)**

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

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

Print Name: Victor Scott Hupp  
Address: 3968 Florence Street  
City: San Diego  
State: California Zip: 92113

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

Print Name: First Centennial Title Company of Nevada Esc. #: 25048340-CD  
Address: 3700 Lakeside Dr, Ste 110  
City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED