

APN#: 005-740-06, 003-112-01  
Escrow No. 25-127401

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**

FI Properties, LLC, a Pennsylvania limited liability  
company  
4387 W Swamp Rd #27  
Doylestown, PA 18902

EUREKA COUNTY, NV  
RPTT:\$52.65 Rec:\$37.00  
\$89.65 Pgs=3  
WFG NEVADA - RW

**2025-254402**  
**04/08/2025 01:13 PM**

KATHERINE J. BOWLING, CLERK RECORDER

**GRANT, BARGAIN, SALE DEED**

R.P.T.T. \$52.65

THIS INDENTURE WITNESSETH: That

**Richard J. Schleh, an unmarried man, title having been acquired without vesting,**

for a valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and  
Convey to

**FI Properties, LLC, a Pennsylvania limited liability company,**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

- SUBJECT TO:
1. Taxes for the fiscal year 2024-2025.
  2. Rights of way, reservations restrictions, easements and conditions of record.

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

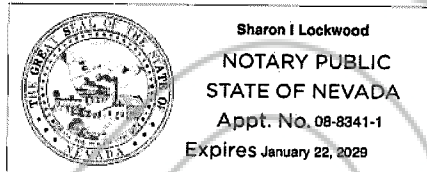
WITNESS my hand this 3rd day of April, 2025.

Richard J. Schiehl  
Richard J. Schiehl

STATE OF NEVADA  
COUNTY OF Clark

This instrument was acknowledged before me this 3rd day of April, 2025 by Richard J. Schiehl.

Sharon I Lockwood  
Notary Public for Nevada  
My Commission Expires: 01/22/2029



Notarized remotely using audio-video communication technology via Proof.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1: (APN: 005-740-06)

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B&M., SECTION 35; LOT 5 MAP #14574

PARCEL 2: (APN: 003-112-01)

LOTS 1, 2, 3 AND 4 IN BLOCK 16 OF CRESCENT VALLEY RANCH & FARMS, UNIT #4, FILED IN THE OFFICE OF THE EUREKA COUNTY RECORDER, NEVADA ON NOVEMBER 5, 1959

APN: 005-740-06, 003-112-01

**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) **005-740-06**

b) **003-112-01**

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:**

**\$13,500.00**

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

**\$13,500.00**

Real Property Transfer Tax Due:

**\$52.65**

**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 Richard J. Schiehl

Capacity Grantor

Signature \_\_\_\_\_

Capacity Grantee

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

Print Name: Richard J. Schiehl

Address: 18821 County Road 8

City: Gulf Shores

State: AL

Zip: 36542

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

Print Name: Fi Properties, LLC, a Pennsylvania  
limited liability company

Address: 4387 W Swamp Rd #27

City: Doylestown

State: PA

Zip: 18902

**COMPANY/PERSON REQUESTING RECORDING required if not the seller or buyer**

Print Name: WFG National Title Insurance Company

Escrow #: 25-127401

Address: 905 Railroad Street Suite 204

City: Elko

State: NV

Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED