

EUREKA COUNTY, NV
RPTT:\$27.30 Rec:\$37.00
\$64.30 Pgs=3
WFG NEVADA - RW

2025-254427
04/14/2025 01:52 PM

KATHERINE J. BOWLING, CLERK RECORDER

APN#: **005-480-15**
Escrow No. **25-131233**

**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

GRANT, BARGAIN, SALE DEED

R.P.T.T. **\$27.30**

THIS INDENTURE WITNESSETH: That

Steven Doak, a married man as his sole and separate property, who acquired title 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 14 day of April, 2025.

Signed by Black Knight EXP-DocVerify: 2025-04-14 12:36:27 EDT
Steven Doak
5340627:30540152-37492543

Steven Doak

STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me this 14 day of April, 2025 by Steven Doak.

Signed by Black Knight EXP-DocVerify: 2025-04-14 12:42:29 EDT
Milena Dorsey
5340627:30540152-118142

Notary Public for Nevada

My Commission Expires: 08/15/2028

MILENA DORSEY
Notary Public, State of Nevada
Commission No. 20-9648-01
My Commission Expires Aug 15, 2028

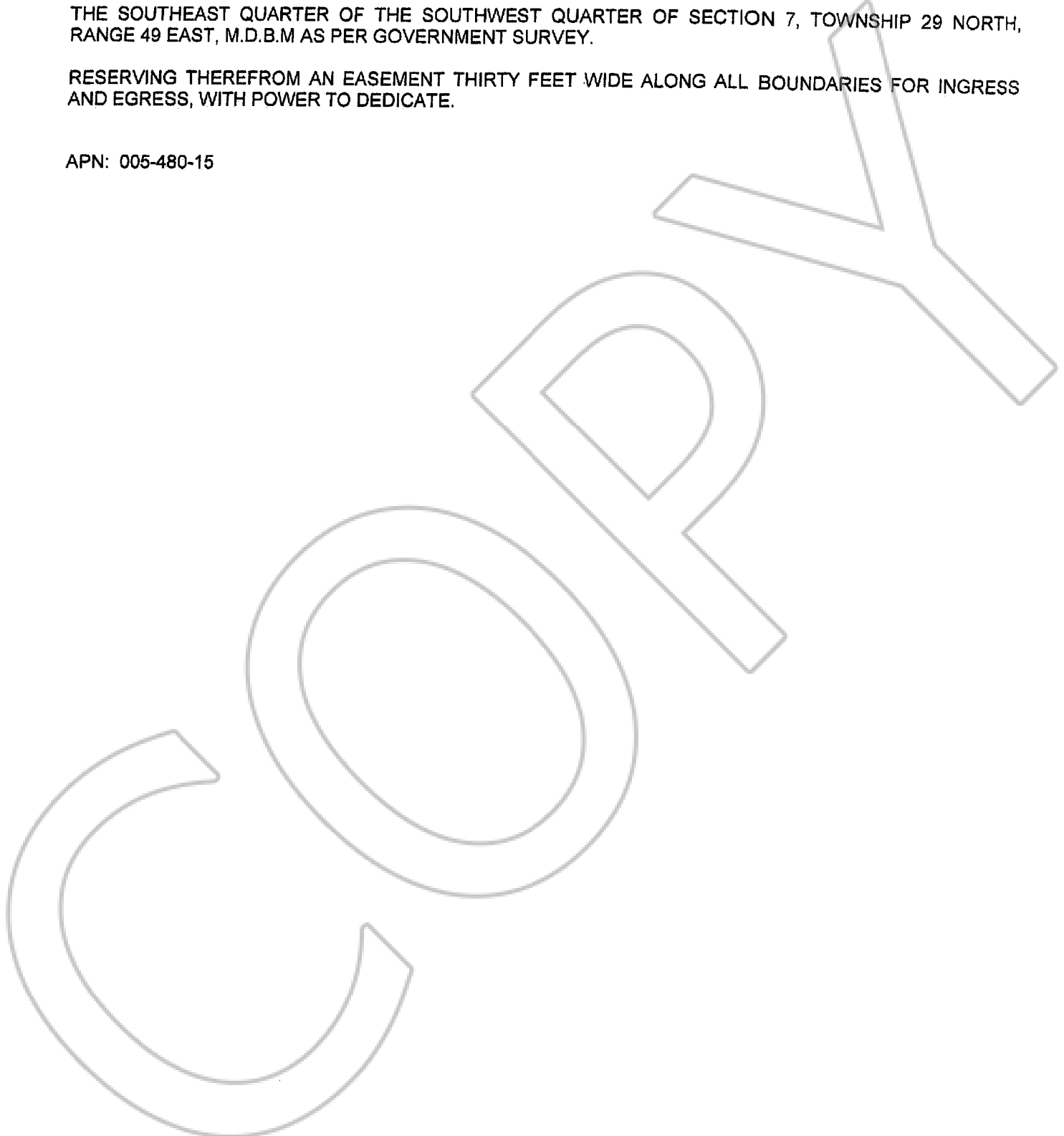
Notarial Act Performed by Audio visual communication

EXHIBIT "A"
LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 29 NORTH,
RANGE 49 EAST, M.D.B.M AS PER GOVERNMENT SURVEY.

RESERVING THEREFROM AN EASEMENT THIRTY FEET WIDE ALONG ALL BOUNDARIES FOR INGRESS
AND EGRESS, WITH POWER TO DEDICATE.

APN: 005-480-15



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) **005-480-15**

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: **Doc #0229547**

06/04/2015

3. Total Value/Sales Price of Property:

\$7,000.00

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

Transfer Tax Value: _____

\$7,000.00

Real Property Transfer Tax Due: _____

\$27.30

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # _____

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

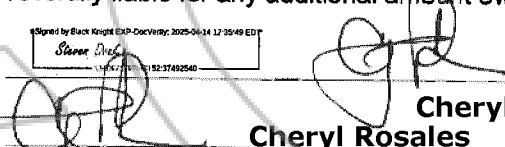
The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, 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

Signed by Black Knight EXP DocVerity: 2025-06-14 12:25:49 EDT


Capacity **Grantor**

Signature


Cheryl Rosales

Capacity **Grantee**

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

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

Print **Steven Doak**
Name: _____

Print **FI Properties, LLC, a Pennsylvania**
Name: **limited liability company**

Address: **6246 Panther Peak**

Address: **4387 W Swamp Rd #27**

City: **San Antonio**

City: **Doylestown**

State: **Texas**

Zip: **78247**

State: **PA**

Zip: **18902**

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

Print Name: **WFG National Title Insurance Company**

Escrow #: **25-131233**

Address: **905 Railroad Street Suite 204**

City: **Elko**

State: **NV**

Zip: **89801**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED