

Parcel: 002-018-15

Send tax statements to:

Rhythm of Work, LLC
3750 Valley Ridge Avenue
Elko, Nevada 89801

When recorded return to:

McConnell Law Office
950 Idaho Street
Elko, NV 89801

Pursuant to NRS 239B.030, this document
DOES NOT contain the Social Security number
of any person or persons.

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=3
MCCONNELL LAW OFFICE
KATHERINE J. BOWLING, CLERK RECORDER E09

2025-254441
04/21/2025 01:07 PM

QUITCLAIM DEED

FOR CONSIDERATION RECEIVED, **DARIO BERNABE-ESPINOZA**, acquired as an unmarried person as his sole and separate property, as Grantor, does hereby convey and quitclaim forever **RHYTHM OF WORK CV SERIES, LLC**, a Nevada Limited Liability Company, as Grantee, and to the successors and assigns of the Grantee, forever, all of the Grantor's right, title and interest in and to the property located in the County of Eureka, State of aNevada, and more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH all and singular the tenements, hereditaments, easements, water rights, if any, and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, or of any part thereof.

SUBJECT TO all taxes and assessments, reservations, exceptions, easements, rights of way, limitations, covenants, conditions, restrictions, terms, liens, charges and licenses affecting the property of record.

[SIGNATURES ON FOLLOWING PAGE]

TO HAVE AND TO HOLD the property, with all appurtenances, to the Grantee, and to the successors and assigns of the Grantee, forever.

SIGNED this 8th day of April, 2025.

GRANTOR:


DARIO BERNABE-ESPINOZA

STATE OF NEVADA
COUNTY OF ELKO

On this 8th day of April, 2025, before me, a notary public, personally appeared **DARIO BERNABE-ESPINOZA**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.


NOTARY PUBLIC

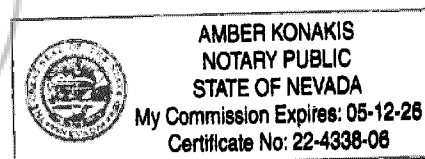


EXHIBIT "A"

All that certain real property situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as follows:

APN: 002-018-15

Lots 7 and 22 in Block 20 of CRESCENT VALLEY RANCH AND FARMS UNIT NO. 1, as shown on the subdivision map recorded April 6, 1959 in the Office of the County Recorder of Eureka County, Nevada as File No. 34081, Eureka County, NV records.

EXCEPTING, therefrom, all petroleum, oil, natural gas and products derived therefrom reserved by Southern Pacific Land Company in the Deed recorded September, 25, 1951 in Book 24 of Deeds, page 168 as File NO. 29127, Eureka County, Nevada records.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a. 002-018-15
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 RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____

Date of Recording: _____

Notes: _____

3.a. Total Value/Sales Price of Property

\$ 0.00

b. Deed in Lieu of Foreclosure Only (value of property (0.00)

c. Transfer Tax Value: \$ 0.00

d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 9

b. Explain Reason for Exemption: Transfer to an entity when the
Grantor(s) own(s) 100% of the entity.

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 [Signature] Capacity: AGENT
KATIE HOWE MCCONNELL

Signature [Signature] Capacity: AGENT
KATIE HOWE MCCONNELL

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Dario Bernabe-Espinoza
Address: 3750 Valley Ridge Ave
City: Elko
State: Nevada Zip: 89801

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rhythm of Work CV Series, LLC
Address: 3750 Valley Ridge Ave
City: Elko
State: Nevada Zip: 89801

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

Print Name: MCCONNELL LAW OFFICE
Address: 950 IDAHO STREET
City: ELKO

Escrow # _____
State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED