

APN: 005-500-04

Recording requested by:
ABBOTT INVESTMENT GROUP, LLC
15 STONE GATE N
LONGWOOD, FL 32779

**when recorded, please return
this deed and tax statements to:**

RICK GRIMSLEY
53 RED HAWK RD.
SEQUIM, WA 98382

EUREKA COUNTY, NV
RPTT:\$15.60 Rec:\$37.00
\$52.60 Pgs=2
2025-254796
06/16/2025 11:04 AM
ABBOTT INVESTMENT GROUP, LLC
KATHERINE J. BOWLING, CLERK RECORDER

Above reserved for official use only

WARRANTY DEED

THE GRANTOR: **ABBOTT INVESTMENT GROUP, LLC** hereby GRANTS, BARGAINS, SELLS and WARRANTS to: **RICK GRIMSLEY** ("Grantee"), all right, title, interest and claim to the following real estate in the county of **EUREKA**, state of **NEVADA**, with the following legal description:

T29N, R49E SEC. 7 SE4SW4NW4

Parcel Number: **005-500-04 (Lot size: 8.02 Acres)**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof. Grantor conveys ALL right, title and interest to coal, oil, gas and other minerals of every kind and nature whatsoever existing upon, beneath the surface of, or within the land.

EXECUTED on June 13th 2025

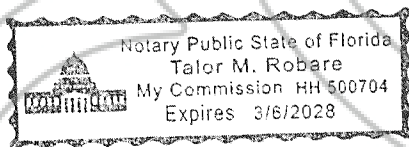

JOHN ABBOTT, MANAGER: ABBOTT INVESTMENT GROUP, LLC

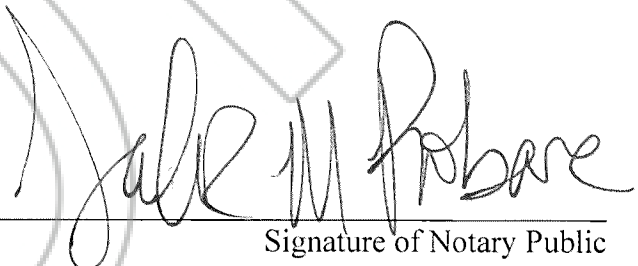
State of Florida

County of Seminole

This instrument was acknowledged before me on this June 13th 2025 By:
JOHN ABBOTT, MANAGER: ABBOTT INVESTMENT GROUP, LLC

(seal)




Signature of Notary Public

My commission expires on 03/06/2028

NOTE: If you ever decide to sell your property please contact us first!
info@nevadainvestmentland.com

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a. 005-500-04
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: _____

3. a. Total Value/Sales Price of Property

\$ 3,845.00

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

c. Transfer Tax Value:

\$ 3,845.00

d. Real Property Transfer Tax Due

\$ 15.80

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section _____

b. Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: _____

Capacity: Grantee

Signature: _____

Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Abbott Investment Group, LLC

Address: 15 Stone Gate N.

City: Longwood

State: FL Zip: 32779

COMPANY REQUESTING RECORDING

Print Name: _____

Address: _____

City: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rick Grimsley

Address: 53 Red Hawk Rd.

City: Sequim

State: WA Zip: 98382

Escrow #: _____

State: _____ Zip: _____