

A.P.N. No.:	002-031-15
R.P.T.T.	\$ 136.50
File No.:	2645086
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Nicholas Collins	
365 Stradella Way	
Reno, NV 89521	

EUREKA COUNTY, NV		2025-254889
RPTT:\$136.50	Rec:\$37.00	
\$173.50	Pgs=2	07/29/2025 02:47 PM
STEWART TITLE ELKO		
KATHERINE J. BOWLING, CLERK RECORDER		

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Bravo Alaska Inc., a Nevada Corporaton formerly known as and who acquired Title as Bravo Alaska Inc., an Alaska Corporation

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

Nicholas Collins, a single man,

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

Lot 3, Block 11 of CRESCENT VALLEY RANCH & FARMS UNIT NO. 1, as per map recorded in the office of the County Recorder of Eureka County, Nevada as Instrument No. 34081.

Excepting therefrom, all petroleum, oil, natural gas and products derived therefrom within or underlying said land or that may be produced therefrom, and all rights thereto, as reserved by SOUTHERN PACIFIC LAND COMPANY, in Deed to H.J. BUCHENAU and ELISE BUCHENAU, recorded September 24, 1951, in Book 24 of Deeds at Page 168, Eureka County, Nevada.

The land shall not be deemed to include any house trailer, manufactured home, mobile home or mobile dwelling on the land.

APN: 002-031-15

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 7/28/2025

(One inch Margin on all sides of Document for Recorder's Use Only)

Page 1 of 3

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Bravo Alaska Inc

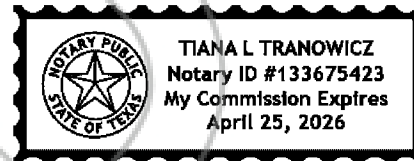
By: Joseph A Kizis
Joseph A. Kizis, President

State of Texas)
County of Denton) ss

This instrument was acknowledged before me on the 28 day of July, 2025
By: Joseph S. Kizis as President of Bravo Alaska Inc.

Signature: Tiana L Tranowicz Tiana L Tranowicz
Notary Public

My Commission Expires: 4/25/2026



Completed via Remote Online Notarization using 2 way Audio/Video technology.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 002-031-15
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 Improved Land with Mobile Home

FOR RECORDERS OPTIONAL USE ONLY

Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. a. Total Value/Sales Price of Property \$ 40,000.00
b. Deed in Lieu of Foreclosure Only (value of property) (_____)
c. Transfer Tax Value: \$ 34,590.00
d. Real Property Transfer Tax Due \$ 136.50

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 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 _____	Grantor _____
<u>Joseph A. Kizis, President</u>		
Signature _____	Capacity _____	Grantee _____
<u>Nicholas Collins</u>		

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

Print Name: Bravo Alaska Inc.
Address: 1100-1199 Hastings St W
City: VANCOUVER
State: BC Zip: V6E 3T5

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

Print Name: Nicholas Collins
Address: 365 Stradella Way
City: Reno
State: NV Zip: 89521

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

Print Name: <u>Stewart Title Company</u>	Escrow # <u>2645086</u>
Address: <u>810 Idaho St</u>	
City: <u>Elko</u>	State: <u>NV</u> Zip: <u>89801</u>

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED