

APN#: 005-740-06  
Escrow No. 25-169501

**MAIL TAX STATEMENT TO AND  
WHEN RECORDED RETURN TO:**  
Marble Key, LLC  
1309 Coffeen Avenue Ste 1200  
Sheridan, WY 82801

EUREKA COUNTY, NV  
RPTT:\$64.35 Rec:\$37.00  
\$101.35 Pgs=3  
WFG NEVADA - RW  
KATHERINE J. BOWLING, CLERK RECORDER

**2025-254898**  
**08/01/2025 09:31 AM**

### **GRANT, BARGAIN, SALE DEED**

R.P.T.T. **\$64.35**

THIS INDENTURE WITNESSETH: That

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

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

**Marble Key, LLC,**

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 2025-2026.
  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 30<sup>th</sup> day of July, 2025.

FI Properties, LLC, a Pennsylvania limited liability company

By: [Signature]  
Steven Sharp, Member

PENNSYLVANIA PA  
STATE OF NEVADA  
COUNTY OF MONTGOMERY

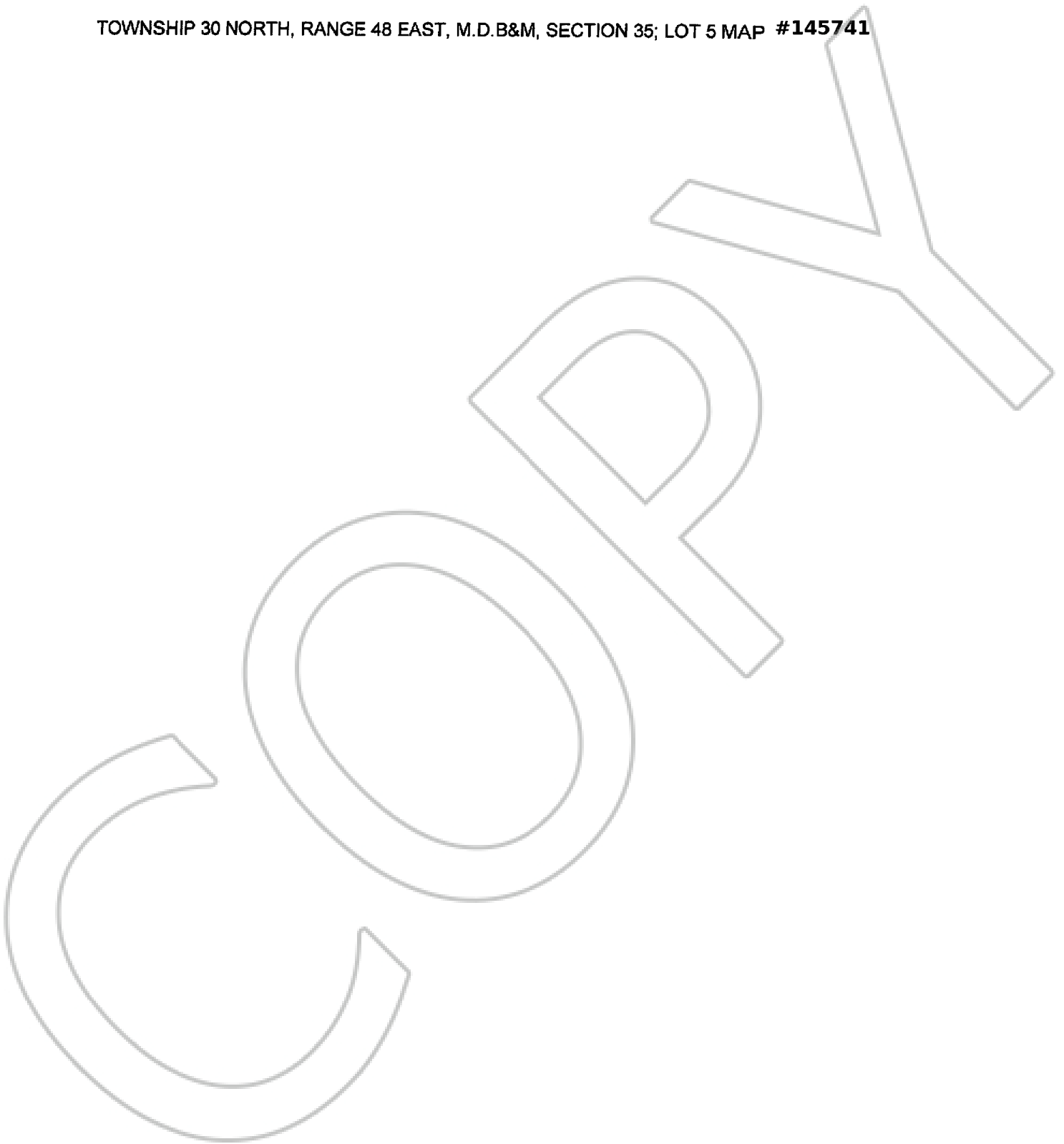
This instrument was acknowledged before me this 30<sup>th</sup> day of July, 2025 by Steven Sharp, as Member, of FI Properties, LLC, a Pennsylvania limited liability company.

[Signature]  
Notary Public for ~~Nevada~~ PENNSYLVANIA PA  
My Commission Expires: 11/13/27

Commonwealth of Pennsylvania-Notary Seal  
Lisa Mumper, Notary Public  
Montgomery County  
My Commission Expires November 13, 2027  
Commission number 1440750

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

TOWNSHIP 30 NORTH, RANGE 48 EAST, M.D.B&M, SECTION 35; LOT 5 MAP #145741



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

a) **005-740-06**

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

**FOR RECORDER'S OPTIONAL USE  
ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

☐ Other \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

**\$16,500.00**

Deed in Lieu of Foreclosure Only (value of property)

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

Transfer Tax Value:

**\$16,500.00**

Real Property Transfer Tax Due:

**\$64.35**

**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** \_\_\_\_\_

**Capacity** **Grantor**

**Signature** \_\_\_\_\_

**Capacity** **Grantee**

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

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

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

City: **Dovlestown**

State: **PA**

Zip: **18902**

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

Print Name: **Marble Key, LLC**

Address: **1309 Coffeen Avenue Ste 1200**

City: **Sheridan**

State: **WY**

Zip: **82801**

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

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

Escrow #: **25-169501**

Address: **905 Railroad Street Suite 204**

City: **Elko**

State: **NV**

Zip: **89801**

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**