

APN#: 003-112-01
Escrow No. 25-181077

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**
Robert Andrew Ragin
1300 Samish Way
Bellingham, WA 98229

EUREKA COUNTY, NV
RPTT:\$97.50 Rec:\$37.00
\$134.50 Pgs=3
WFG NEVADA - RW
KATHERINE J. BOWLING, CLERK RECORDER

2025-254949
08/18/2025 11:14 AM

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$97.50

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

Robert Andrew Ragin, a single man,

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 12th day of August, 2025.

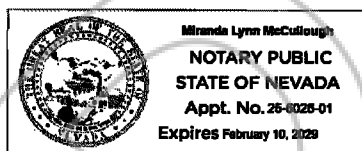
FI Properties, LLC, a Pennsylvania Limited Liability Company

By: Steven Sharp
Steven Sharp, Member

STATE OF NEVADA
COUNTY OF clark

This instrument was acknowledged before me this 12th day of August, 2025 by Steve Sharp, as Member, of FI Properties, LLC, a Pennsylvania Limited Liability Company.

Miranda Lynn McCullough
Notary Public for Nevada
My Commission Expires: 02/10/2029



Notarized remotely using audio-video communication technology via Proof.

EXHIBIT "A"
LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4 IN BLOCK 16 OF CRESCENT VALLEY RANCH & FARMS, UNIT #4, FILED IN THE OFFICE
OF THE EUREKA COUNTY RECORDER, NEVADA ON NOVEMBER 5, 1959.

APN: 003-112-01

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) **003-112-01**

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. Total Value/Sales Price of Property:

\$25,000.00

Deed in Lieu of Foreclosure Only (value of property)

(_____)

Transfer Tax Value:

\$25,000.00

Real Property Transfer Tax Due:

\$97.50

4. If Exemption Claimed:

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

b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Steven Sharp

Capacity Grantor

Signature _____

Capacity Grantee

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

Print Name: **FI Properties, LLC, a Pennsylvania
Limited Liability Company**

Address: **4387 W. Swamp Road 27**

City: **Doylestown**

State: **PA**

Zip: **18902**

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

Print Name: **Robert Andrew Ragin**

Address: **1300 Samish Way**

City: **Bellingham**

State: **WA**

Zip: **98229**

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

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

Escrow #: **25-181077**

Address: **905 Railroad Street Suite 204**

City: **Elko**

State: **NV**

Zip: **89801**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED