

APN#: 005-480-15
Escrow No. 25-131233

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

FI PROPERTIES, LLC, A PENNSYLVANIA
LIMITED LIABILITY COMPANY
4387 W SWAMP RD #27
DOYLESTOWN, PA 18902

EUREKA COUNTY, NV
RPTT:\$0.00 Rec:\$37.00
\$37.00 Pgs=4
WFG NEVADA - RW
KATHERINE J. BOWLING, CLERK RECORDER E03

2025-254951

08/18/2025 11:22 AM

**CAPTION HEADING:
GRANT, BARGAIN AND SALE DEED**

THIS DOCUMENT IS BEING RE-RECORDED FOR CLARIFICATION OF THE SELLERS FIRST NAME

**DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT**

APN#: 005-480-15
Escrow No. 25-131233

**MAIL TAX STATEMENT TO AND
WHEN RECORDED RETURN TO:**

Fi Properties, LLC, a Pennsylvania limited liability
company
4387 W Swamp Rd #27
Doylestown, PA 18902

EUREKA COUNTY, NV
RPTT:\$27.30 Rec:\$37.00
\$64.30 Pgs=3
WFG NEVADA - RW

2025-254427
04/14/2025 01:52 PM

KATHERINE J. BOWLING, CLERK RECORDER

GRANT, BARGAIN, SALE DEED

R.P.T.T. \$27.30

THIS INDENTURE WITNESSETH: That

/ as Steve Doak

Steven Doak, a married man as his sole and separate property, who acquired title without vesting

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

Fi Properties, LLC, a Pennsylvania limited liability company,

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 2024-2025.
 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 14 day of April, 2025.

Signed by Black Knight EXP-DocVerify: 2025-04-14 12:36:27 EDT
Steven Doak
5340627:30540152-37492543

Steven Doak

STATE OF NEVADA

COUNTY OF Clark

This instrument was acknowledged before me this 14 day of April, 2025 by Steven Doak.

Signed by Black Knight EXP-DocVerify: 2025-04-14 12:42:29 EDT
Milena Dorsey
5340627:30540152-118142

Notary Public for Nevada

My Commission Expires: 08/15/2028

MILENA DORSEY
Notary Public, State of Nevada
Commission No. 20-9648-01
My Commission Expires Aug 15, 2028

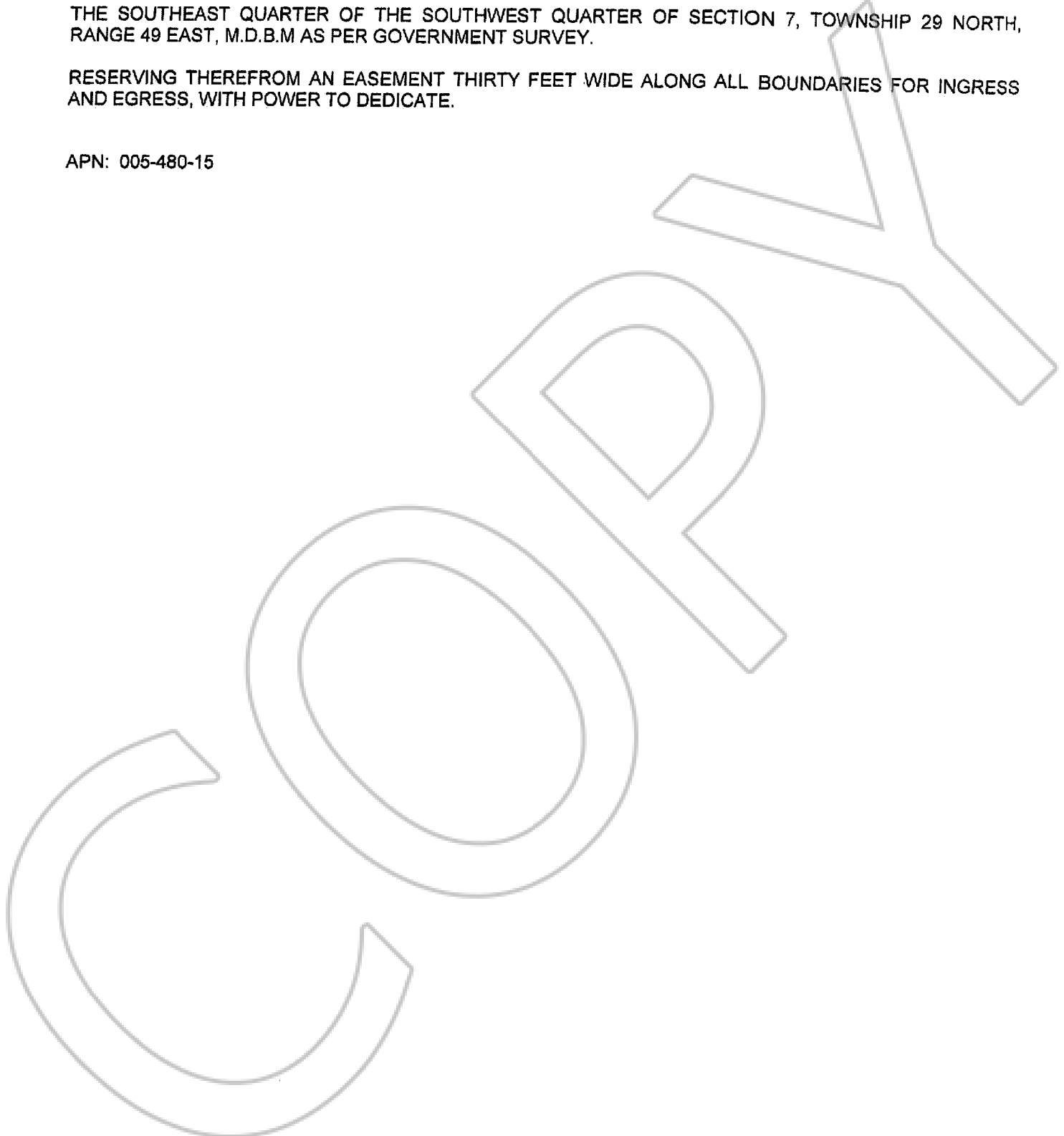
Notarial Act Performed by Audio visual communication

EXHIBIT "A"
LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 29 NORTH,
RANGE 49 EAST, M.D.B.M AS PER GOVERNMENT SURVEY.

RESERVING THEREFROM AN EASEMENT THIRTY FEET WIDE ALONG ALL BOUNDARIES FOR INGRESS
AND EGRESS, WITH POWER TO DEDICATE.

APN: 005-480-15



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

- a) **005-480-15**
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

**FOR RECORDER'S OPTIONAL USE
ONLY**

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

<input type="checkbox"/> Other	
--------------------------------	--

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: (_____)

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section # 3

b. Explain Reason for Exemption: **Correction deed for vesting, transfer tax being paid on
Document no. 2025-254427, recorded 4-14-2025**

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 Doak*

Capacity GRANTOR

Signature *R. Butowski*

Capacity GRANTEE

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

Print Name: Steven Doak

Address: 6246 Panther Peak

City: San Antonio

State: TX Zip: 78247

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

Print Name: Fi Properties, LLC, a Pennsylvania
Limited liability company

Address: 4387 W. Swamp Rd, #27

City: Doyleston

State: PA Zip: 18902

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

Print Name: WFG National Title Insurance Company Escrow #: 25-131233

Address: 905 Railroad Street Suite 204

City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED