

APN# : 005-480-15
RPTT : \$60.45

Recording Requested By:
Core Title Group LLC
Escrow No.: 4217CNV-ASK

When Recorded Mail To:
Travis Estate, LLC, a Nevada
limited liability company
10409 Pacific Palisades Ave.
Las Vegas, NV 89144

Mail Tax Statements to: (deeds only)
Same as Above

EUREKA COUNTY, NV **2025-255034**
RPTT:\$60.45 Rec:\$37.00
\$97.45 Pgs=4 **08/27/2025 01:30 PM**
CORE TITLE GROUP, LLC (N. NV)
KATHERINE J. BOWLING, CLERK RECORDER

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____



Amy Kromberg

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FI Properties, LLC, a Pennsylvania limited liability company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Travis Estate, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Crescent Valley, County of Eureka, State of Nevada, bounded and described as follows:

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 8/25/2025

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

FI Properties, LLC, a Pennsylvania limited liability company

By Steven Sharp, Managing Member
Steven Sharp, Managing Member

STATE OF Pennsylvania

COUNTY OF Montgomery

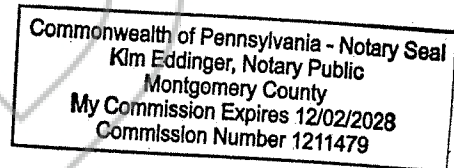
} ss

This instrument was acknowledged before me on

August 25, 2025

By: Steven Sharp.

[Signature]
Notary Public



Legal Description Exhibit A

1677-25-08

Property: 0 Dean Dan Spa Road Crescent Valley, NV 89821

APN: 005-480-15

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 INGRES AND EGRESS, WITH POWER TO DEDICATE.

APN- 005-480-15

NOTE: THIS LEGAL DESCRIPTION WAS OBTAINED FROM THAT CERTAIN GRANT, BARGAIN, SALE DEED RECORDED APRIL 14, 2025 AS DOCUMENT NO.: 2025-254427, OF OFFICIAL RECORDS, EUREKA COUNTY, NEVADA.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 005-480-15

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
i) ☐ Other _____

FOR RECORDERS OPTIONAL USE ONLY

NOTES: _____

3. Total Value/Sales Price of Property:

\$15,500.00

Deed in Lieu of Foreclosure Only (value of property)

(

Transfer Tax Value:

\$15,500.00

Real Property Transfer Tax Due:

\$60.45

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 _____

Signature _____

Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: FI Properties, LLC, a Pennsylvania limited liability company
Address: 4387 W Swamp Rd #27
City: Doylestown
State: PA Zip: 18902

Print Name: Travis Estate, LLC, a Nevada limited liability company
Address: 10409 Pacific Palisades
City: Las Vegas
State: NV Zip: 89144

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Core Title Group LLC Esc. #: 4217CNV-ASK

Address: 5310 Kietzke Lane, Ste 100

City/State/Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)