

APN: 003-033-04

Recording requested by:

LandDiscounts LLC

11582 Big Canoe

Big Canoe, GA 30143

EUREKA COUNTY, NV
LAND-WAD
RPTT:\$31.20 Rec:\$37.00
Total:\$68.20

2021-243854
01/29/2021 01:05 PM

Pgs=3

LANDDISCOUNTS LLC



00011213202102438540030036

LISA HOEHNE, CLERK RECORDER

WHEN RECORDED RETURN TO

AND MAIL TAX STATEMENT TO:

Gerald Peck Jr.
8126 Starlite Pines Rd
Shingletown, CA 96088

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

GRANTOR: LandDiscounts LLC, a Georgia Limited Liability Company

Address: 11582 Big Canoe, Big Canoe, GA 30143

GRANTEE: Wanda Peck, Gerald Peck Jr. and Stephanie Peck, Joint Tenants with Rights of Survivorship

Address: 8126 Starlite Pines Rd, Shingletown, CA 96088

Witness to, that Grantor, for a valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and his heirs and assigns, all that real properties situated in **Eureka County, Nevada** and described as follows:

Assessor's Parcel Number (APN): 003-033-04

Legal Description: LOT 1 in BLOCK 13, as shown on the map of CRESCENT VALLEY RANCH & FARMS, UNIT No. 3, filed in the office of the County Recorder of Eureka County, Nevada, on November 5, 1959

To have and to hold the above-described property, together with the tenements, hereditaments and appurtenances hereunto belonging unto Grantee, his heirs and assigns forever. And Grantor, for himself and his heirs, hereby covenants with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances; that Grantor and his heirs and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or his heirs or assigns, and at the expense of Grantee, his heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably acquired; and that Grantor and his heirs will forever warrant and defend all of the property so granted to Grantee, his heirs and assigns, against every person lawfully claiming the same or any part thereof. Subject to covenants, conditions, reservations, restrictions, easements and rights-of-way of record.

Grantor's Signature: _____



Date: 01-21-2021

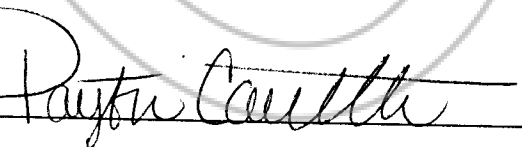
Barry Stangline

Managing Member of LandDiscounts LLC

State of: Georgia County of: Pickens

This instrument was acknowledged before me by: Barry Stangline, Managing Member of LandDiscounts LLC

Notary's Signature: _____



Date: 1/21/2021

Commission Expiration: Oct 23, 2023

(NOTARY SEAL)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 003-033-04
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

\$ 7,791.00

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

Transfer Tax Value: _____

\$ 7,791.00

Real Property Transfer Tax Due _____

\$ 31.20

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 %

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 _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: LandDiscounts LLC

Address: 11582 Big Canoe

City: Big Canoe

State: GA Zip: 30143

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Gerald Peck Jr.

Address: 8126 Starlite Pines Rd

City: Shingletown

State: CA Zip: 96088

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

Print Name: _____ Escrow #: _____

Address: _____

City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED