

**APN: 005-460-05**

Recording requested by:

LandDiscounts LLC

11582 Big Canoe

Big Canoe GA 30143

EUREKA COUNTY, NV  
LAND-WAD  
\$37.00 \$33.15  
Total: \$70.15  
LANDDISCOUNT LLC

**2021-244668**  
04/13/2021 11:57 AM

Pgs=3



00012075202102446680030034

LISA HOEHNE, CLERK RECORDER

WHEN RECORDED RETURN TO

AND MAIL TAX STATEMENT TO:

Brianna M. Shihadeh  
32920 Oleander Dr  
Lake Elsinore CA 92530

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:** Brianna M. Shihadeh

**Address:** 32920 Oleander Dr, Lake Elsinore CA 92530

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:

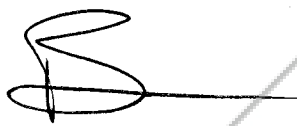
**Assessor's Parcel Number (APN): 005-460-05**

**Legal Description: T29N, R48E, SEC. 25, NE4SE4NE4**

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: 04-06-2021

Barry Stangline

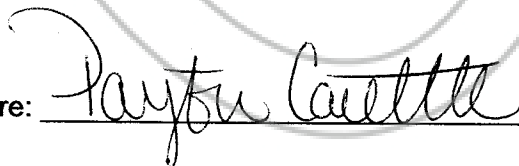
Managing Member of LandDiscounts LLC

State of: Georgia

County of: Pickens

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

Notary's Signature: \_\_\_\_\_



Date: 4-6-21

Commission Expiration: 10-23-2023

(NOTARY SEAL)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 005-460-05  
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**

\$ 8,195.00

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

\$ 8,195.00

Real Property Transfer Tax Due \_\_\_\_\_

\$ 33.15

**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: Brianna M. Shihadeh  
Address: 32920 Oleander Dr  
City: Lake Elsinore  
State: CA Zip: 92530

**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