

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: \$124.80 Recorded By: AE
Book- 304 Page- 0195

A.P. No. 013-030-23
Escrow No. 119-2502631-RC/VT
R.P.T.T. ~~AC \$29.25~~ 124.80



WHEN RECORDED RETURN TO:

Horatio Holdings, LLC
3707 W Horatio St
Tampa, FL 33609

MAIL TAX STATEMENTS TO:

Horatio Holdings, LLC
3707 W Horatio St
Tampa, FL 33609

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Shannon M. Paul , AN UNMARRIED WOMAN

do(es) hereby GRANT, BARGAIN and SELL to

Horatio Holdings, LLC

the real property situate in the County of Lincoln, State of Nevada, described as follows:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 67 EAST, M.D.B.&M., LINCOLN COUNTY, NEVADA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 2 BEARS NORTH 0°08'30" EAST A DISTANCE OF 2424.92 FEET; THENCE SOUTH 84°30' EAST A DISTANCE OF 512.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 27°02' WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 1112.30 FEET TO A POINT WHERE SAID RIGHT OF WAY LINE INTERSECTS THE WEST BOUNDARY OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 2; THENCE NORTH 0°08'30" EAST A DISTANCE OF 1033 FEET, MORE OR LESS TO THE POINT OF BEGINNING. ALSO DESCRIBED AS LOT THREE (3) OF PARCEL MAP FILED AND RECORDED BY JUNE COX PETE, SEPTEMBER 23, 1980 IN BOOK A OF PLATS, PAGE 164, IN THE OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MARCH 09, 1981, IN BOOK 42, PAGE 639, AS INSTRUMENT NO. 71654.

Subject to:

- 1. All general and special taxes for the current fiscal year.



2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 06/07/2016



STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)

- a) 013-030-23 _____
- b) _____
- c) _____
- d) _____

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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

Book _____ Page: _____

Date of Recording: Sales Price is less than

Notes: 50% of the Net Taxable Value.

Used Net Taxable Value per Nominal Value

Equation.

3. a) Total Value/Sales Price of Property:

\$7,500.00 (32,000.00)

b) Deed in Lieu of Foreclosure Only (value of

(\$0)

c) Transfer Tax Value:

\$7,500.00 \$32,000

d) Real Property Transfer Tax Due

\$29.25 \$124.80

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 0

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: Escrow Agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Shannon M. Paul

Print Name: Horatio Holdings, LLC

Address: 225 Page St

Address: 3707 W Horatio St

City: Las Vegas

City: Tampa

State: NV Zip: 89110

State: FL Zip: 33609

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

First American Title Insurance

Print Name: Company

File Number: 119-2502631 RC/RC

Address: 7251 West Lake Mead Blvd, Suite 100

City: Las Vegas

State: NV Zip: 89128

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