



Parcel ID Number: **010-181-03**

Prepared By: **William J. Brooks**
622 Anson Drive
Columbia, SC 29229

Return To: **SZI LLC**
622 Anson Drive
Columbia, SC 29229

Warranty Deed

This Warranty Deed, made this day of 5-08-2017 between

GRANTORS (Sellers) **John Candelaria Jr.**
1085 Lillies Way
Beaumont, CA 92223

and

GRANTEE (Buyer) **SAILYN, LLC**
831 Windsor Oak Circle
Lawrenceville, GA 30045

Witnesseth that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Lincoln County, Nevada**, viz:

Property Description: **4.74 Acres +/- in Lincoln County, Nevada**

Legal Description: **R55E, T3S, Sec. 36, Sunset Acres Track 2 Lot 14**

Parcel ID Number: **010-181-03**

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To have and to hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; subject only to those encumbrances or liens of record.



0151784

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

John Candalaria, Jr.
JOHN CANDELARIA JR.

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____

20 _____, by _____

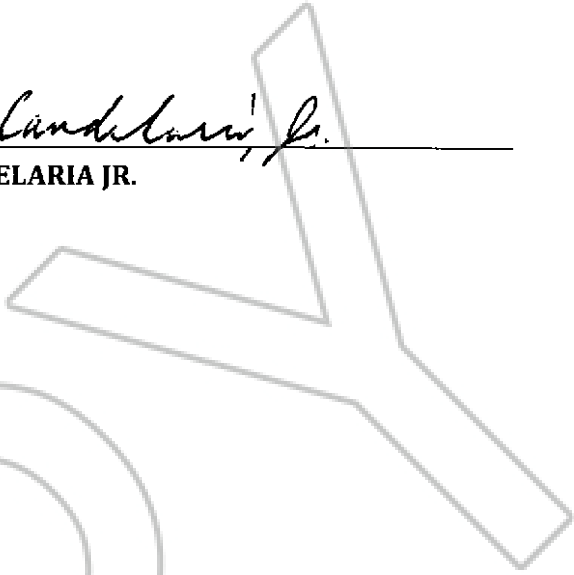
who is personally known to me or has produced _____
as identification.

seal

Notary Signature

Notary Printed Name

Seal Attached



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)
County of Riverside)

On 05-08, 2017 before me, Ryan M Edwards, Notary Public
(here insert name and title of the officer)

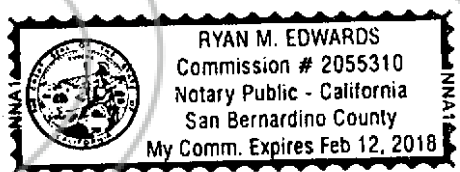
personally appeared John Cantelaria, Sr

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer(s)
- Signer(s) Thumbprint(s)

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
SZI LLC

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$41.00
Recorded By: LB RPTT: \$9.75
Book- 311 Page- 0204

- 1. Assessors Parcel Number(s)
 - a) 010-181-03
 - 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'/Ind'l
 - g) Agricultural
 - h) Mobile Home
 - i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$ 2,500.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00
 Transfer Tax Value: \$ 2,500.00
 Real Property Transfer Tax Due: \$ 9.75

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # N/A
 - b. Explain Reason for Exemption: N/A

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 John Candelaria, Jr. Capacity Seller
 Signature _____ Capacity Buyer

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

Print Name: John Candelaria Jr.
 Address: 1085 Lillies Way
 City: Beaumont
 State: CA Zip: 92223

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

Print Name: SAILYN, LLC
 Address: 831 Windsor Oak Circle
 City: Lawrenceville
 State: GA Zip: 30045

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: SZI LLC Escrow # N/A
 Address: 622 Anson Drive
 City: Columbia State: SC Zip: 29229