

Recording Requested By:
Trudream Properties, LLC
6200 Rockside Woods Blvd, Ste. 215
Independence, Ohio 44131
Ph: 216-925-5125

LINCOLN COUNTY, NV **2022-161995**
\$66.25
RPTT:\$29.25 Rec:\$37.00 **03/01/2022 01:44 PM**
TRUDREAM PROPERTIES, LLC Pgs=2 KC
OFFICIAL RECORD
AMY ELMER, RECORDER

After Recording Return
To and Mail Tax:
Allan Sandoval
5820 Creekside Sands Lane
North Las Vegas, NV 89031
Ph: 702-776-1777

SPECIAL WARRANTY DEED

Property Appraiser's Parcel Identification No. **010-124-03**

This Special Warranty Deed, Executed this 1 day of March, 2022

By **Trudream Properties, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd. N. #215, Independence, OH 44131, hereinafter called the GRANTOR:

To **Allan Sandoval**, whose address is 5820 Creekside Sands Lane North Las Vegas, NV 89031, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in the County of Lincoln, State of Nevada, viz:

APN 010-124-03

Lot #14, Block#8, of the S1/2 Section 30, T3S, R55E of Lincoln Estates, Lincoln County, Nevada, Subdivision Map of Record No. 49097, Book "A", Page 79. Protective Restrictions of Record No. 49098, Book "R", Page 273.

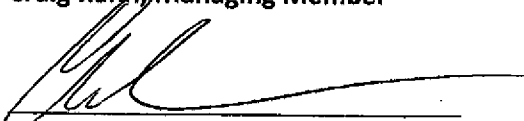
TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year as written below.

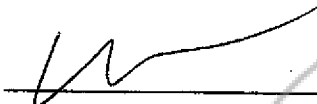
Trudream Properties, LLC, Grantor
Craig Kahn, Managing Member



Grantor Signature

STATE OF OHIO
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 1st day of March, 2022
(date) by Craig Kahn of Trudream Properties, LLC an Ohio limited liability company, on behalf of the corporation.



Notary Public

Victoria Eck

Printed Name



VICTORIA ECK
Notary Public
STATE OF OHIO
Comm. Expires
06-28-2021
Recorded in
Medina County

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 010-124-03 _____
- 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'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 \$ 7500
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$ 7500
 Real Property Transfer Tax Due \$ 29.25

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 Craig Kalin Capacity Seller

Signature _____ Capacity Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: TruDream Properties, LLC
 Address: 6200 Rockside Woods Blvd, 215
 City: Independence
 State: OH Zip: 44131

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Allan Sandoval
 Address: 5820 Creekside Sands Lane
 City: North Las Vegas
 State: NV Zip: 89031

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

Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____