



# MAHE LAW, LTD.

707 North Minnesota Street, Suite D, Carson City, NV 89703

OFFICE OF THE ATTORNEY GENERAL  
CARSON CITY, NEVADA

MAR 07 2017

BUREAU OF PUBLIC AFFAIRS  
BUSINESS & TAXATION DIVISION

March 3, 2017

FILED

MAY 21 2018

REAL ESTATE COMMISSION  
BY *Robert A. ...*

Peter K. Keegan  
Deputy Attorney General  
Office of the Attorney General  
100 North Carson Street  
Carson City, Nevada 89701-4717

Re: Sharath Chandra, Administrator, Real Estate Division, Department of Business & Industry, State of Nevada v. Alexander Perez aka Alejandro Perez aka Alex Perez Real Estate Commission Case No. 2016-3035

Dear Mr. Keegan:

As we have discussed, this office has been retained to represent Mr. Perez in the above referenced matter. Following a review of the complaint it appears that the allegations against Mr. Perez are related to assertions that he is providing the services of a real estate broker, real estate broker-salesperson or real estate salesperson without the appropriate license (NRS 645.230(1)(a)) and engaging in the services of a property manager without the appropriate license (NRS 645.230(1)(b)). As defined by NRS 645.030, a real estate broker is an individual who, among other things,

for another and for compensation ... [s]ells, exchanges, options, purchases, rents or leases, or negotiates or offers, attempts or agrees to negotiate the sale, exchange, option, purchase, rental or lease of, or lists or solicits prospective purchasers, lessees or renters of, any real estate or the improvements thereon or any modular homes, used manufactured homes, used mobile homes or other housing offered or conveyed with any interest in real estate.

Real estate broker-salespersons and real estate salespersons are those individuals who engage in acts or transactions that are covered by the definition of a real estate broker. NRS 645.035 and NRS 645.040. A property manager is an individual engaged in property management which is defined as "the physical, administrative or financial maintenance and management of real property, or the supervision of such activities for a fee, commission or other compensation or valuable consideration, pursuant to a property management agreement." NRS 645.0195 and NRS 645.019.

Mr. Perez' actions which are identified in the complaint as requiring a license are related to seven specifically identified properties and his advertisements on four specific websites. As we

discussed, Mr. Perez owned an interest, either ownership or an option to purchase, in each of those properties, individually or via an entity. NRS 645.0445 explicitly states that NRS Chapter 645 is not applicable to the actions of owners of real property or individuals authorized to act on behalf of an entity who owns real property. Accordingly, he was not engaged in the business of a real estate broker, real estate broker-salesperson or real estate salesperson as he was not taking any action on behalf of another person but was acting on his own behalf, or on behalf of entities he owns, thus such behavior is exempt from the provisions of NRS Chapter 645. As evidence of Mr. Perez' interest in each of the properties please find enclosed:

1. 201 W. Adams St.: a Special Warranty Deed transferring the property to LV Housing Solutions LLC; Articles of Organization for LV Housing Solutions LLC identifying Alejandro Perez as a Managing Member; and, a Residential Offer and Acceptance Agreement identifying Mr. Perez as the Seller.
2. 202 Bar None Ln.: a Residential Lease and Option to Purchase Agreement granting Nobel Property Management LLC an option to purchase; and Articles of Organization for Nobel Property Management LLC identifying Mr. Alejandro Perez as the Managing Member.
3. 1213 River St.: a Residential Lease and Option to Purchase Agreement granting Nobel Property Management LLC an option to purchase.
4. 345 Fir St.: a Lease Agreement with Option to Purchase granting Nobel Property Management LLC an option to purchase.
5. 687 Carlin Ct.: a Grant Bargain and Sale Deed transferring the property to CRNICH LLC; Articles of Organization identifying Mr. Alejandro Perez as the Manager of CRNICH LLC; and, a Residential Offer and Acceptance Agreement showing Mr. Perez as the seller.
6. 993 River St.: a Grant Bargain and Sale Deed transferring the property to Alejandro I. Perez; a Residential Offer and Acceptance Agreement showing Mr. Perez as the seller; and, a Grant Bargain and Sale Deed transferring title from Mr. Perez to Mr. Heimer.
7. 811 Westwood Dr. #9: a Bill of Sale, and supporting documentation, transferring the manufactured home to Alejandro Perez.

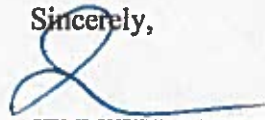
Finally, please be advised that Mr. Perez has not had control of the domain names [www.nobankcreditneeded.com](http://www.nobankcreditneeded.com) and [www.sellyourelkohomefast.com](http://www.sellyourelkohomefast.com) since September, 2016. Those domains are owned by a different individual who, despite Mr. Perez' requests, has failed to remove Mr. Perez' entity names from the websites.

As we discussed on the phone, Mr. Perez did not receive any of the previous notices from the Real Estate Division. Obviously, had he received any of those previous communications he would have provided this information at that time and hopefully avoided the confusion regarding ownership interests in the properties at issue. Nonetheless, now that he is aware of the issue Mr.

Peter K. Keegan  
March 3, 2017  
Page 3

Perez is eager to clear up any confusion and assure the Real Estate Division that he is complying with Nevada law. Thus, following your review of this information, please contact my office to discuss resolving the pending Complaint. Further, should you have any questions, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JENNIFER MAHE', with a long horizontal flourish extending to the right.

JENNIFER MAHE

Cc: Client w/out enclosures





# RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED FROM J. Santos Castaneda Maria G. Saldana  
 2 \_\_\_\_\_  
 3 hereinafter designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the PURCHASE  
 4 PRICE OF \$ 146,000 one hundred forty six thousand DOLLARS),  
 5 for the real property situated in the  City OR  Unincorporated Area of Elko, County of ELKO,  
 6 State of Nevada, commonly described as 201 West Adams  
 7 APN 001 762 008 (legal description to be supplied in escrow).  
 8 BUYER  does,  does not intend to occupy the property as a residence.  
 9 \_\_\_\_\_

10 EARNEST MONEY DEPOSIT Evidenced by  Check, or  Other \_\_\_\_\_  
 11 payable to FATCO, held uncashed until acceptance and \$ 1,000.00  
 12 then deposited within one (1) business day of acceptance with FATCO  
 13 Authorized escrow holder to be selected by  BUYER  SELLER.  
 14 \_\_\_\_\_

15 BALANCE OF CASH DOWN PAYMENT (not including closing costs)  
 16 Source of down payment personal accts \$ 4,215.00  
 17 \_\_\_\_\_

18 CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to complete this purchase  
 19 within \_\_\_\_\_ days of written acceptance.  
 20 \_\_\_\_\_

21 NEW FIRST LOAN PROCEEDS:  Conventional,  FHA,  VA,  Rural,  Private  
 22  Fixed Rate for 30 years. Interest not to exceed 5 % \$ 140,785  
 23  Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_ % maximum lifetime rate not to  
 24 exceed \_\_\_\_\_ %.

25 NEW SECOND LOAN PROCEEDS:  Conventional,  FHA,  VA,  Rural,  Private  
 26  Fixed Rate for \_\_\_\_\_ years. Interest not to exceed \_\_\_\_\_ % \$ \_\_\_\_\_  
 27  Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_ % maximum lifetime rate not to  
 28 exceed \_\_\_\_\_ %.  
 29 \_\_\_\_\_

30 Payment shall include:  Interest only OR  Principal and Interest.  
 31 Taxes and Insurance shall be impounded monthly by lender or paid directly by BUYER.  
 32 \_\_\_\_\_

33 BUYER to lock loan terms within 30 days of acceptance or BUYER agrees to pay prevailing rates.  
 34 BUYER to pay discount points not to exceed 0 %. SELLER to pay discount points not to exceed 0 %.  
 35 Any reduction in discount points at closing to be allocated proportionately.

36 Loan origination fee not to exceed 1 % paid by  BUYER,  SELLER.  
 37 SELLER agrees to pay up to \$ 100 in fees which cannot be paid by the BUYER pursuant to FHA or VA regulation.  
 38 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.  
 39 PMI, MIP, VA funding fee, if any, to be  paid in cash,  financed,  paid monthly.  
 40 \_\_\_\_\_

41 OTHER (Specify in Additional Terms and Conditions or Financing Addendums):  
 42 \_\_\_\_\_  
 43 TOTAL PURCHASE PRICE in the sum of (not including closing costs): \$ \_\_\_\_\_  
 44 \$ 146,000

45 LOAN APPROVAL Within five (5) days of acceptance, BUYER agrees to (1) submit completed loan application, including all  
 46 documentation, to a lender of BUYER's choice, (2) authorize ordering of the appraisal; and (3) furnish a pre-approval letter to  
 47 SELLER based upon a standard factual credit report and review of debt to income ratios. This offer is conditioned upon BUYER's  
 48 ability to deliver to SELLER a letter of loan approval which includes income verification and verification of available funds, subject  
 49 to acceptable appraisal and lender review of preliminary report from title company, within 10 days of acceptance. BUYER  
 50 consents to the lender's release of loan status and conditions of approval to the SELLER and Brokers. If BUYER fails to complete  
 51 any of these conditions, SELLER reserves the right to terminate this Agreement and both parties agree to cancel the escrow and  
 52 return earnest money deposit to BUYER less expenses incurred by BUYER.

1 SALE OF OTHER PROPERTY BUYER must check one of the following:

2  A. This Agreement is not contingent upon conveyance of BUYER's property.

3 OR

4  B. This Agreement is contingent upon conveyance of BUYER's property described as:

5  
6 1. In escrow  with a non-contingent on the sale of another property offer OR  with a contingent offer scheduled to close  
7 on or before \_\_\_\_\_ which is  
8 SELLER shall have the right to continue to offer this property for sale and accept written backup offers only, subject to the  
9 BUYER's rights under this Agreement. If the escrow on BUYER's property does not close by \_\_\_\_\_, this  
10 Agreement will terminate unless the BUYER and SELLER otherwise agree in writing. BUYER shall provide information  
11 regarding the listing and escrow on BUYER's property and related escrows, including but not limited to, closing date, loan  
12 status, inspections and all additional contingencies, within \_\_\_\_\_ days of acceptance. BUYER authorizes SELLER or  
13 SELLER's Agent to obtain updates on the BUYER's listing or escrow.

14  
15 2.  currently listed OR  will be listed within \_\_\_\_\_ days in the MLS System by a REALTOR<sup>®</sup>. SELLER shall have the  
16 right to continue to offer this property for sale and accept written backup offers only, subject to the BUYER's rights under  
17 this Agreement. If the BUYER's property does not obtain an accepted offer within \_\_\_\_\_ days and go into escrow scheduled  
18 to close on or before \_\_\_\_\_, this Agreement will terminate unless the BUYER and SELLER otherwise  
19 agree in writing. BUYER shall provide information regarding the listing and escrow on BUYER's property and related  
20 escrows, including but not limited to, closing date, loan status, inspections and all additional contingencies, within \_\_\_\_\_  
21 days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain updates on the BUYER's listing or escrow.

22  
23 CLOSING Close of escrow to be ON OR BEFORE 10/18/2016. Unless otherwise agreed upon in  
24 writing, close of escrow date shall not change from the originally agreed upon closing date. Both parties shall deposit with the  
25 authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with the terms herein.

26  
27 DEFINITIONS BROKER includes cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise  
28 specified. BUSINESS DAY is a day other than a Saturday or Sunday or a day on which banks in Nevada are authorized or required  
29 by law to close. ACCEPTANCE (DATE OF ACCEPTANCE) means the date on which this Agreement and any other counter offers  
30 are fully executed and delivered. DELIVERY or RECEIPT shall mean personal delivery to BUYER, SELLER, or to their respective  
31 authorized representative, transmitted by facsimile machine, email, or certified mail. In the event of fax transmission, delivery shall  
32 be deemed to have occurred at the time noted on the confirmation sheet generated by the sender's fax. In the event of the use of mail,  
33 delivery and receipt shall be deemed to have occurred three (3) days following the date of mailing, evidenced by the postmark on the  
34 envelope containing the delivered material. In the event of ELECTRONIC DELIVERY, delivery and receipt shall be deemed to have  
35 occurred as set forth in NRS 719.020.

36  
37 COUNTERPARTS AND SIGNATURES The BUYER and SELLER acknowledge and agree a) this Agreement may be executed  
38 in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the  
39 same instruments; b) by signing below, the BUYER and SELLER agree to conduct this transaction by electronic means, and that  
40 signatures transmitted by electronic delivery shall be acceptable for all purposes under this Agreement; and c) signatures transmitted  
41 by electronic delivery shall be accepted as original signatures, and such signatures are as binding as a wet signature.

42  
43 VESTED TITLE Title shall vest as designated in Escrow Instructions.

44  
45 APPRAISAL BUYER Initial Required

46  Included  Waived  
47 1500.00 Appraisal fee to be paid by  BUYER  SELLER. It is expressly agreed.  
48 notwithstanding any other provisions of this contract, the BUYER shall not be obligated to complete the purchase of the property or  
49 to incur any penalty by forfeiture of earnest money deposit if the appraised value of the property (excluding closing costs) is less than  
50 the amount specified as the purchase price. The BUYER shall, however, have the option of proceeding with the consummation of the  
51 contract without regard to the amount of the appraised valuation.

Address 201 West Adams 05 Elko NV

Buyer [Signature] and Seller [Signature] have read this page.

1 **EXAMINATION OF TITLE** In addition to any encumbrances referred to herein, BUYER shall take title to the property subject  
2 to: (1) Real Estate Taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, and easements of  
3 record, if any, which do not materially affect the value or intended use of the property. Within two (2) business days of  
4 acceptance, SELLER shall order a preliminary report from a title company and CC&Rs if applicable, for the property. Within five  
5 (5) days from BUYER's receipt of the preliminary report and CC&Rs, all exceptions shall be deemed approved unless written  
6 objection is delivered to SELLER's Broker within this five (5) day period. Should BUYER object to any exceptions, SELLER shall  
7 use due diligence to remove those exceptions before close of escrow. If those exceptions cannot be removed before close of escrow,  
8 BUYER may elect to purchase, subject to the existing exceptions or BUYER may elect to terminate all rights and obligations  
9 hereunder, and the deposit shall be returned to BUYER, less expenses incurred by BUYER to the date of termination. If SELLER is  
10 unwilling or unable to remove such objections, SELLER shall deliver written notification to BUYER's Broker within ten (10) days  
11 of receipt of said objections.

12  
13 **TITLE AND CLOSING COSTS**

14 BUYER SELLER shall pay for a (Standard) owner's policy of title insurance.  
15 BUYER SELLER shall pay for a (Standard) lender's policy of title insurance.  
16 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by  
17 BUYER, SELLER, other \_\_\_\_\_  
18 Escrow Fee to be paid by BUYER, SELLER, split equally.  
19 Transfer Tax(es) to be paid by BUYER, SELLER, other \_\_\_\_\_  
20 All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.  
21

22 **OMISSIONS FROM ESCROW INSTRUCTIONS** The omission from escrow instructions of any provision herein shall not  
23 preclude any party from enforcing that provision. All representations and warranties shall survive the conveyance of the property.  
24

25 **PRORATION** Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by  
26 BUYER, and other expenses of the property shall be prorated as of the date of recordation of the deed. Security deposits, advance  
27 rentals, or considerations involving future lease credits shall be credited to BUYER at close of escrow.  
28

29 **REASSESSMENT OF PROPERTY TAX** The BUYER is advised the property may be reassessed upon change of ownership  
30 which may result in a tax increase or decrease.  
31

32 **HOME WARRANTY CONTRACT**

33 BUYER Initial Required  
34 Included  Waived   
35  /  8 / MGS A home warranty contract, shall be selected by BUYER, SELLER and paid  
36 for by BUYER, SELLER, other \_\_\_\_\_. The home warranty  
37 contract shall become effective at close of escrow for not less than one year, at a price NOT to exceed \$ \_\_\_\_\_.  
38 The Brokers herein have informed both parties that such protection programs are available. Brokers do not approve or endorse any  
39 particular program.  
40

41 **SELLER'S REAL PROPERTY DISCLOSURE FORM** The SELLER will provide BUYER, at time of written acceptance, a  
42 completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this Agreement. BUYER  
43 shall return an acknowledged copy to SELLER or terminate this Agreement in writing within four (4) business days of receipt.  
44

45 **DISCLAIMER:** BUYER understands that the above Seller's Real Property Disclosure Form is for disclosure purposes and is not  
46 a substitute for property inspections by experts including, but not limited to, engineers, geologists, architects, general contractors,  
47 specialty contractors such as roofing contractors and pest control operators. BUYER is urged to retain such experts that are believed  
48 appropriate. BUYER understands and acknowledges the Brokers in the transaction cannot warrant the condition of the property or  
49 guarantee all defects have been disclosed by SELLER. Both parties acknowledge Brokers will not be investigating the status of  
50 permits, location of property lines, and/or code compliance.  
51

52 **ITEMS NOT ADDRESSED** Items of a general maintenance or cosmetic nature which do not materially affect value or use of  
53 the subject property, which existed at the time of acceptance and which are not expressly addressed in this Agreement are deemed  
54 accepted by the BUYER.

Page 3 of 9 Address 201 West Adams <sup>09</sup> Elko Nv  
Buyer 81169 and Seller RP have read this page.

1 **INSPECTIONS** Acceptance of this offer is subject to the following reserved right. BUYER has the right to inspect the property,  
2 order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified building inspectors  
3 and any other qualified professionals who will inspect the property.

4 BUYER shall indicate inspections to be included or waived in the list below. The following is not a comprehensive list of possible  
5 inspections; therefore, BUYER should add any additional inspections necessary to satisfy the BUYER under "OTHER."  
6

7 All inspections shall be completed and copies of all inspections shall be provided to both BUYER and SELLER at no additional  
8 expense to either party

9  within 30 days of the date of acceptance; OR

10  within \_\_\_\_\_ days of the BUYER's receipt of SELLER's written acceptance of Lien Holder(s) Short Sale approval

11 Within the time frame specified above, BUYER shall deliver to SELLER in writing one of the following:

12 A. approval of the inspections without requiring any repairs; OR

13 B. approval of the inspections with Notice of Required Repairs or an Addendum listing all required repairs. SELLER shall  
14 respond in writing within five (5) days of delivery; OR

15 C. termination of this Agreement including an explanation how the condition(s) revealed by any inspection report materially and/  
16 or reasonably justify such a decision.

17 If any inspection is not completed by the deadline, that inspection is deemed waived and SELLER is released from liability for the  
18 cost of repairs that inspection would have reasonably identified had it been conducted, except as otherwise provided by law. If  
19 BUYER acts reasonably in terminating the Agreement based upon objectionable conditions revealed by the inspection(s), BUYER is  
20 released from any and all obligations to SELLER and entitled to a refund of the earnest money deposit, less expenses incurred by  
21 BUYER.

22  
23 **INSPECTIONS**

	Included	Waived	N/A	Paid By	
24 PEST INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
25 HOME INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
26 HEATING SYSTEM INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
27 COOLING SYSTEM INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
28 SURVEY Type _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
29 WELL QUALITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
30 WELL QUANTITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
31 SEPTIC PUMPING	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
32 SEPTIC INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
33 SEPTIC LID LOCATION/REMOVAL	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
34 FIREPLACE INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
35 WOODBURNING DEVICE INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
36 (In the event device does not meet all applicable codes and/or laws, the cost of its removal shall be the responsibility of the 37 SELLER. Stovepipe to be capped off at ceiling or fireplace to be restored to working order at SELLER's expense.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
38 OIL TANK TEST Type _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
39 (If oil tank needs to be filled to perform test, BUYER <input type="checkbox"/> will, <input checked="" type="checkbox"/> will not reimburse SELLER.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
40 OTHER Foundation _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
41 OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
42 OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER

43  
44 **[Signature]** (Buyer Initials) BUYER affirms the above selections.

45  
46 SELLER agrees to provide reasonable access to the property to BUYER, as well as inspectors representing BUYER, for both  
47 inspections and re-inspections as provided in this Agreement and to representatives of lending institutions for appraisal purposes.  
48 SELLER agrees to have all utilities in service the day of inspection and until close of escrow.  
49

50 **REPAIRS** SELLER agrees to pay for and complete repairs in an amount NOT to exceed \$ 1000 for all repair  
51 conditions indicated on Appraisal Report, System and Maintenance; Inspections, Final Walkthrough; and/or any defect identified in  
52 the Seller's Real Property Disclosure Form or discovered by SELLER but not disclosed in the Seller's Real Property Disclosure  
53 Form or which has been discovered to be materially worse than was indicated. A copy of repair invoices shall be delivered to  
54 BUYER prior to close of escrow. The Brokers herein have no responsibility to assist in the payment of any repair, correction or  
55 deferred maintenance on the subject property which may have been revealed by the above inspections, agreed upon by the BUYER  
56 and SELLER or requested by one party.

Address 201 West Adams <sup>DS</sup> Elko NV

Buyer [Signature] and Seller [Signature] have read this page.



1 Included Waived

2  R/MGS  1 REINSPECTIONS to be paid by  BUYER  SELLER. SELLER shall have all  
3 agreed upon repairs completed no later than 3 days prior to Close of Escrow and BUYER shall have the right to re-inspect.

4  
5 FINAL WALKTHROUGH BUYER shall have the right to a final walkthrough prior to close of escrow to ensure compliance  
6 with the terms of this Agreement.

7  
8 CONDITIONS SATISFIED OR WAIVED IN WRITING Each condition, contingency, approval and disapproval shall be  
9 satisfied according to its terms unless waived in writing by the benefitting party within the time limits specified, or an extension in  
10 writing is agreed to by the parties. Each party shall diligently pursue the completion of this transaction.

11  
12 PHYSICAL POSSESSION Physical possession of the property, with keys to all property locks, community mailbox keys,  
13 alarms, and garage door opener(s), if applicable, shall be delivered to BUYER  upon recordation of the deed; OR  Short Term  
14 Occupancy Agreement; OR  by Residential Lease/Rental Agreement.

15  
16 DESTRUCTION OF IMPROVEMENTS If the improvements of the property are destroyed, materially damaged, or found to be  
17 materially defective prior to close of escrow, BUYER may terminate the Agreement by written notice delivered to SELLER's  
18 Broker, and earnest money deposit shall be returned to BUYER.

19  
20 FIXTURES All items permanently attached to the property as of this date including, but not limited to, light fixtures, attached  
21 floor coverings, central vacuum and related equipment, draperies, blinds and shades including window hardware, door and window  
22 screen(s), storm sash, combination doors, awnings, TV antenna(s), satellite dish, burglar, fire and smoke alarms, built-in pools and  
23 spas with related equipment, solar system(s), conforming woodstoves, intercom system, water softener system, attached fireplace  
24 screen(s), electric garage door opener(s) with control(s), outdoor plants and trees, (other than in movable containers), OTHER

25 \_\_\_\_\_  
26 \_\_\_\_\_  
27 are included in the purchase price, free of liens, EXCLUDING no exclusions

28 \_\_\_\_\_  
29 \_\_\_\_\_  
30 \_\_\_\_\_  
31 PERSONAL PROPERTY The following personal property, on the premises when inspected by BUYER, is included in the  
32 purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any  
33 personal property after close of escrow; none

34 \_\_\_\_\_  
35 \_\_\_\_\_  
36 \_\_\_\_\_  
37 BONDS AND ASSESSMENTS (Other than Common-Interest Communities) In the event there is a bond or assessment which  
38 has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be  paid by SELLER,  
39  assumed by BUYER,  other \_\_\_\_\_

40 \_\_\_\_\_  
41 OIL AND PROPANE If applicable, any oil or propane existing at time of written acceptance, allowing for normal use up to close  
42 of escrow, will be  purchased by BUYER  included in the purchase price. If fuel is purchased by BUYER, SELLER to contact  
43 fuel company to measure existing fuel no later than five (5) days prior to close of escrow. Fuel credit amount to be submitted to title  
44 company for credit to SELLER for remaining fuel.

45  
46 SYSTEMS AND MAINTENANCE Until possession is delivered, SELLER shall maintain the property in its entirety including,  
47 but not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER agrees to deliver the property in a  
48 neat and clean condition, and remove all debris and personal belongings. The following items are specifically excluded from the  
49 above: no exclusions

50

Address 201 West Adams <sup>DB</sup> Elko Nv

Buyer [Signature] R/MGS and Seller [Signature] UP have read this page.

1 VERIFICATION OF INFORMATION Any information relating to square footage, land or its use, and/or improvements of the  
2 land are approximate or estimates only, and neither the SELLER nor the Brokers involved make any representation or guarantee  
3 regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding age of improvements, size, and square  
4 footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such as fences,  
5 hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the status of  
6 permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the  
7 purchase decision. BUYER has not received or relied upon any representations by either Brokers or SELLER with respect to the  
8 condition of the property which are not contained in this Agreement or in any attachments. The information contained in the Multiple  
9 Listing Service, computer or advertisements, and feature sheets pertaining to this property are not warranted or guaranteed by the  
10 Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER shall be responsible for verifying  
11 the accuracy of pertinent information. Deposit of all funds necessary to close escrow shall be deemed as final acceptance of the  
12 property. SELLER agrees to hold all Brokers in the transaction harmless and to defend and indemnify them from any claim, demand,  
13 action or proceedings resulting from any omission or alleged omission by SELLER's statements.

14  
15 COMMON-INTEREST COMMUNITY DISCLOSURE

16 The property  is  is not located in a Common-Interest Community.

17 If so, complete the following:

18 SELLER to provide, at SELLER's expense, BUYER Common-Interest Community documents ("Resale Package") as required by  
19 NRS 116.4109. SELLER to order Resale Package within 5 days of acceptance.

20 Association transfer fees to be paid by BUYER, SELLER,  other \_\_\_\_\_

21 Association set up fees to be paid by BUYER, SELLER,  other \_\_\_\_\_

22 Other Association fees related to the transfer of the Common-Interest Community paid by BUYER, SELLER,  
23  other \_\_\_\_\_

24 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the management  
25 documents shall be paid current by the SELLER at close of escrow. SELLER must disclose knowledge of upcoming and pending  
26 assessments.

27 Existing Assessments levied shall be paid by BUYER, SELLER, other \_\_\_\_\_

28 Assessments levied, but not yet due, shall be paid by BUYER, SELLER, other \_\_\_\_\_

29 BUYER to have five (5) days from receipt of Resale Package for review. If the BUYER does not approve the Resale Package, then  
30 written notice to cancel must be given within that same five (5) day period.

31  
32 AREA RECREATION PRIVILEGES AND RULES If applicable, SELLER shall relinquish, on or before close of escrow,  
33 recreation privileges, passes, identification cards or keys for access to common-interest community facilities and general  
34 improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys that are not  
35 relinquished. BUYER shall become familiar with the current common-interest community facilities and general improvement policies  
36 regarding recreation privileges and associated costs prior to close of escrow.

37  
38 LAND USE REGULATION The BUYER is advised the property may be subject to the authority of the federal government,  
39 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have adopted and  
40 revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of land use and  
41 environmental regulations that may apply to the property and may affect BUYER's intended use of the property. BUYER is advised  
42 to research the possible effect of applicable land use and environmental regulations. The Broker makes no representations or  
43 warranties regarding the existing permissible uses or future revisions to the land use regulations.

44  
45 ENVIRONMENTAL CONDITIONS The BUYER is advised the property may be located in an area found to have special flood  
46 hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It  
47 may be necessary to purchase additional insurance in order to obtain a loan secured by the property from any federally regulated  
48 financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For further information, consult your  
49 lender, insurance carrier or other appropriate agency.

50  
51 WATER METERS The BUYER may be required, at some future date, to incur the costs of installation of water meters and/or  
52 conversion to metered rates.

53  
54 WELLS Many factors may affect the performance of a well system. If the property includes a well, BUYER may be required, at  
55 some future date, to incur the costs of connecting the Property to a public water system. See Information Regarding Private Well and  
56 Septic System.

Address 201 West Adams <sup>DS</sup> Elko Nv

Buyer [Signature] and Seller [Signature] have read this page.

1 **ADDITIONAL FEES** Some areas may include/impose additional fees or charges for the remediation of water systems.

2  
3 **SEPTIC SYSTEMS** If the property includes a septic system, BUYER may be required, at some future date, to incur the costs of  
4 connecting the Property's plumbing to a public sewer system. See Information Regarding Private Well and Septic System.

5  
6 At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems.

7  
8 **PRIVATE ROADS** If the property shares a common road or access driveway or right of way with other property, the SELLER  
9 shall disclose the existence of any road maintenance agreement.

10  
11 **WATER RIGHTS** Water rights, if any, to be included with the property unless specifically excluded by deed or mutual  
12 agreement.

13  
14 **TAX WITHHOLDING (FIRPTA)** Unless the property is acquired for use as a primary residence and is sold for no more than  
15 \$300,000, SELLER agrees to provide BUYER with (a) **NON-FOREIGN SELLER AFFIDAVIT**, or (b) **WITHHOLDING**  
16 **CERTIFICATE FORM** from the Internal Revenue Service stating that withholding is not required. In the event none of the foregoing  
17 is applicable, BUYER requires 10% of Seller's proceeds to be withheld by escrow to comply with the **FOREIGN INVESTMENT**  
18 **AND REAL PROPERTY TAX ACT** (IRC Section 1445).

19  
20 **TAX DEFERRED EXCHANGE** In the event BUYER or SELLER wishes to enter into an IRC tax deferred exchange for the real  
21 property described herein, each of the parties agrees to cooperate with the other party in connection with such exchange, including the  
22 execution of documents as may be reasonably necessary to effectuate the same. Provided that the other party shall not be obligated to  
23 delay the closing, all additional costs in connection with the exchange shall be borne by the party requesting the exchange, and the  
24 other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal liability which  
25 would survive the exchange. The other party shall be indemnified and held harmless against any liability arising or is claimed to have  
26 arisen on account of the acquisition of ownership of the exchange property.

27  
28 **ADDITIONAL TERMS AND CONDITIONS:**  
29 Seller to pay an amount not to exceed \$4500 towards buyers closing costs  
30 and prepaids at close of escrow.

31  
32  
33  
34 \* REPAIR ALLOWANCE FOR APPRAISAL CONDITIONS  
35 ONLY  
36  
37  
38  
39  
40  
41  
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43  
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48  
49  
50  
51

- 52 **THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:**  
53  Duties Owed by a Nevada Real Estate Licensee  
54  Environmental Contact List  
55  HUD Inspection For your Protection: Get a Home Inspection  
56  Information Regarding Private Well and Septic System  
57  Residential Disclosure Guide

Address 201 West Adams <sup>DS</sup> Elko Nv

Buyer Q/MSS and Seller RP have read this page.

1 THE FOLLOWING ADDENDA AND EXHIBITS ARE ATTACHED AND INCORPORATED

- 2  Common Interest-Community Information Statement "Before You Purchase Property in a Common-Interest Community ..."
- 3  Consent to Act
- 4  Residential/Lease Rental Agreement
- 5  Lead Based Paint Addendum (if property built prior to 1978)
- 6  Range Land Disclosure
- 7  SELLER Financing Addendum (Residential)
- 8  Short Sale Addendum to the Offer and Acceptance Agreement
- 9  Short Term Agreement to Occupy After Close of Escrow
- 10  Used Manufactured/Mobile Home Disclosure
- 11  Other \_\_\_\_\_

13 TIME IS OF THE ESSENCE Time is of the essence of this Agreement.

15 NEVADA LAW TO APPLY Nevada law shall apply to the interpretation and enforcement of this Agreement.

17 SELLER DEFAULT If SELLER defaults in the performance of this Agreement, BUYER shall have the right to recover from SELLER all of BUYER'S actual damages that BUYER may suffer as a result of SELLER'S default, and to pursue any and all other remedies available at law or in equity (including specific performance).

21 BUYER DEFAULT BUYER must initial only one of the following.

22 If BUYER defaults in the performance of this Agreement SELLER shall have the right to:

23 A. [E.M.G.S.] (Buyer Initials) Liquidated Damages: SELLER may retain, as its sole legal recourse, the earnest money deposit. BUYER and SELLER hereby acknowledge that SELLER'S actual damages would be difficult to measure and that the earnest money deposit is a fair and reasonable estimate of such damages.

26 OR

27 B. [ ] [ ] (Buyer Initials) Actual Damages: SELLER shall have the right to recover from BUYER all of SELLER'S actual damages that SELLER may suffer as a result of BUYER'S default, and to pursue any and all other remedies available at law or in equity.

32 MEDIATION For information purposes only. If a dispute arises out of or relates to this Agreement, or its breach, the parties are aware that the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available upon request.

36 ATTORNEY FEES In the event either party is required to engage the services of an attorney to enforce this Agreement, the prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.

39 CODE OF ETHICS Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association of REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics. To receive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local Association of REALTORS®.

43 PROFESSIONAL CONSULTATION ADVISORY A real estate Broker is qualified to advise on real estate. The parties are advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or other professionals, on specific topics including, but not limited to, land use regulation, boundaries and setbacks, square footage, physical condition, legal, tax, water rights and other consequences of the transaction.

Address: 201 West Adams Elko Nv

Buyer [E.M.G.S.] and Seller [AP] have read this page.

1 SELLER has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow.  
2 As published in the MLS, 2.5 % of the accepted price, or \$ \_\_\_\_\_, shall be paid to the BUYER's Broker,  
3 RE/MAX Gold \_\_\_\_\_, irrespective of the agency relationship.

4  
5 EXPIRATION OF OFFER This offer shall expire unless acceptance, including delivery thereof, to BUYER or to  
6 Amanda Etheridge \_\_\_\_\_ on/or before 10  A.M.  P.M. on 10/5/2016

7  
8 ENTIRE AGREEMENT This document and the documents incorporated and attached contain the entire Agreement of the parties  
9 and supercede all prior Agreements or representations with respect to the property which are not expressly set forth herein. This  
10 Agreement may be modified only in writing, signed and dated by both parties. Both parties acknowledge that they have not relied on  
11 any statements of any real estate Brokers which are not herein expressed. BUYER acknowledges having read and approved each of  
12 the provisions of this Agreement and agrees to purchase the described property for the price and on the terms and conditions  
13 specified.

14  
15 BUYER [Signature] DATE 10/3/16 TIME 4:30pm  
16 Antonio Castaneda  
17 BUYER Maria G. Saldana DATE 10/3/16 TIME 4:30pm  
18 Maria G. Saldana

19 Representation: The BUYER's Licensee is:

20  
21 BUYER's Agent Name Amanda Etheridge BUYER's Broker Name Jessa James  
22  
23 BUYER's Agent License # 0072231 BUYER's Broker License # 0052231  
24  
25 Phone 775.934.4081 Fax \_\_\_\_\_ Company Name RE/MAX Gold  
26  
27 BUYER's Agent Email aetheridge76@gmail.com Office Address 905 Railroad Street #202  
28  
30 BUYER's Agent Signature \_\_\_\_\_ City/State/Zip Elko NV 89801  
31 (Requires acknowledgment of receipt of deposit)

32 SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT  
33 SELLER acknowledges having read and approved each of the provisions of this Agreement. Authorization is hereby given the  
34 Brokers in this Agreement to deliver a signed copy to BUYER and to disclose the terms of sale to members of a Multiple Listing  
35 Service or Association of REALTORS® at close of escrow.  
36 SELLER to check one of the following options and date, time and sign this Agreement.

37  
38  Acceptance of Offer SELLER accepts this offer to purchase, agrees and has the authority to sell the above described property  
39 on the terms and conditions as stated herein.

40  
41  Counter Offer SELLER signs this offer subject to a Counter Offer dated \_\_\_\_\_.

42  
43  Rejection SELLER rejects the foregoing offer.

44  
45 SELLER ALEJANDRO PEREZ DATE 10/4/2016 Time 4:13  
46 [Signature]  
47 SELLER \_\_\_\_\_ DATE \_\_\_\_\_ Time \_\_\_\_\_  
48 Maria G. Saldana

49 Representation: The SELLER's Licensee is:

50  
51 SELLER's Agent Name Christina Assu SELLER's Broker Name Jesse James  
52 (Print Name)  
53 SELLER's Agent's License # \_\_\_\_\_ SELLER's Brokers License # 0052231  
54  
55 Phone 7753854538 Fax \_\_\_\_\_ Company Name ReMax Gold  
56  
57 SELLER's Agent Email \_\_\_\_\_ Office Address 905 Railroad St #202  
58  
59 City/State/Zip Elko NV 89801

Address 201 West Adams Elko Nv



**ROSS MILLER**  
 Secretary of State  
 204 North Carson Street, Suite 4  
 Carson City, Nevada 89701-4520  
 (775) 684-5708  
 Website: www.nvsos.gov



\*050102\*

**Articles of Organization  
 Limited-Liability Company**  
 (PURSUANT TO NRS CHAPTER 86)

Filed in the office of  Ross Miller Secretary of State State of Nevada	Document Number <b>20110527355-91</b>
	Filing Date and Time <b>07/18/2011 3:22 PM</b>
	Entity Number <b>E0404782011-7</b>

(This document was filed electronically.)  
 ABOVE SPACE IS FOR OFFICE USE ONLY

USE BLACK INK ONLY - DO NOT HIGHLIGHT

<b>1. Name of Limited-Liability Company:</b> (must contain approved limited-liability company wording; see instructions)	LV HOUSING SOLUTION LLC		Check box if a Series Limited-Liability Company <input type="checkbox"/>	Check box if a Restricted Limited-Liability Company <input type="checkbox"/>
<b>2. Registered Agent for Service of Process:</b> (check only one box)	<input checked="" type="checkbox"/> Commercial Registered Agent: <b>COPENHAVER &amp; MCCONNELL, PC</b> Name <input type="checkbox"/> Noncommercial Registered Agent (name and address below) <b>OR</b> <input type="checkbox"/> Office or Position with Entity (name and address below) Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity Street Address City Nevada Zip Code Mailing Address (if different from street address) City Nevada Zip Code			
<b>3. Dissolution Date:</b> (optional)	Latest date upon which the company is to dissolve (if existence is not perpetual):			
<b>4. Management:</b> (required)	Company shall be managed by: <input type="checkbox"/> Manager(s) <b>OR</b> <input checked="" type="checkbox"/> Member(s) (check only one box)			
<b>5. Name and Address of each Manager or Managing Member:</b> (attach additional page if more than 3)	1) <b>ALEJANDRO PEREZ</b> Name <b>950 IDAHO STREET</b> <b>ELKO</b> <b>NV</b> <b>89801</b> Street Address City State Zip Code 2) <b>ROBERT J. STEFANKO</b> Name <b>950 IDAHO STREET</b> <b>ELKO</b> <b>NV</b> <b>89801</b> Street Address City State Zip Code 3) Name Street Address City State Zip Code			
<b>6. Name, Address and Signature of Organizer:</b> (attach additional page if more than 1 organizer)	<b>COPENHAVER &amp; -SEE ATTACHED</b> <input checked="" type="checkbox"/> <b>COPENHAVER &amp; MCCONNELL, PC</b> Name Organizer Signature <b>950 IDAHO ST</b> <b>ELKO</b> <b>NV</b> <b>89801</b> Address City State Zip Code			
<b>7. Certificate of Acceptance of Appointment of Registered Agent:</b>	I hereby accept appointment as Registered Agent for the above named Entity. <input checked="" type="checkbox"/> <b>COPENHAVER &amp; MCCONNELL, PC</b> <b>7/18/2011</b> Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity Date			

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 86 LLC Articles  
 Revised: 9-9-10

# Articles of Organization

(PURSUANT TO NRS CHAPTER 88)

**CONTINUED**

*Includes data that is too long to fit in the fields on the NRS 86 Form and all additional managers and organizers*

**ENTITY NAME:** LV HOUSING SOLUTION LLC

**FOREIGN NAME:** Not Applicable  
**TRANSLATION:**

**REGISTERED AGENT NAME:** COPENHAVER & MCCONNELL, PC

**STREET ADDRESS:** Not Applicable

**MAILING ADDRESS:** Not Applicable

ADDITIONAL	Organizers
Name: COPENHAVER & MCCONNELL, PC	
Address: 550 IDAHO ST	
City: ELKO	
State: NV	
Zip Code: 89801	

DOC# 711967  
05/27/2016 11:08AM

Official Record

Requested By  
FIRST AMERICAN TITLE ELKO  
Elko County - NV  
D Mike Smales - Recorder  
Page: 1 of 2 Fee: \$15.00  
Recorded By RW RPTT: \$333.45

Tax ID No. 001-762-008  
R.P.T.T. \$333.45  
Escrow No. 151-2504334  
Case # 331-129726



\*711967\*

Return Document To:  
LV Housing Solution LLC  
235 Keppler Drive  
Elko, NV 89801

Mall Tax Statement To:  
Same as Above

**SPECIAL WARRANTY DEED**

This indenture, Made May 24, 2016 by and between Julian Castro Sworn in as Secretary for the U.S. Department of Housing and Urban Development AKA The Secretary of Housing and Urban Development, It's Successors and/or Assigns , (hereinafter referred to as "Grantor"), 34 Civic Center Plaza, Room 7015, Santa Ana, CA 92701-4003, and (hereinafter referred to as "Grantee"); LV Housing Solution LLC, a Nevada Corporation

Witnesseth: That the said Grantor, for and in consideration of the sum of \$85,100.00 and Other Good and Valuable Considerations in hand paid by the said Grantee (s), the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto the Grantee (s) forever the following described tract of land in City of Elko in the State of Nevada :

LOT 1, BLOCK C OF APOLLO SUBDIVISION, UNIT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF ELKO COUNTY, STATE OF NEVADA.

**THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 24, 2016**

Being the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended ( 12 U.S.C. 1701 ) and The Department of Housing and Urban Development Act ( 42 U.S.C. 3531.)

And, the said Grantor, for himself and his successors hereby covenants and specially warrants to and with the said Grantee (s), heirs and assigns, that previous to the time of execution of this conveyance, the said Grantor has not conveyed the same estate, or any right, title or interests therein, to any person other than the Grantee (s) and that at the time of execution of this conveyance the said





711967

05/27/2016  
2 of 2

premises are free from encumbrances done, made or suffered by the Grantor, or any person claiming by, through or under him.

And, The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Subject to All covenants, restrictions, easements, conditions and rights appearing of record; Subject to taxes for the year 2016 and thereafter; and Subject to any state of facts an accurate survey would show.

In Witness Whereof the undersigned being specifically named pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an authorized agent, has set his/her hand as a principal and/or officer of Chronos Solutions, Management and Marketing Contractor of the US Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development.

The Secretary of Housing and Urban Development,  
Its successors and assigns, By Chronos Solutions.

Sue Long  
By: Sue Long Its: Delegate

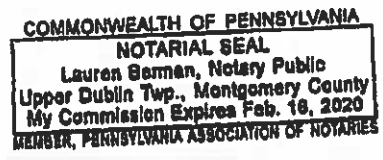
State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me by Sue Long, the  
Delegate (title) of Matt Martin Real Estate Management,  
Management and Marketing Contractor of the US Department of Housing and Urban Development,  
for and on behalf of the Secretary of Housing and Urban Development, and being specifically named  
pursuant to the delegation of authority published at 70 Federal Register 43, 171 (July 26, 2005) as an  
authorized agent, on the 24 day of May, 2016

Lauren Berma  
Notary Public  
Residing In: PA

Commission Expires: \_\_\_\_\_



DOC# DV-711967  
05/27/2016 11:08AM

Official Record

Requested By  
FIRST AMERICAN TITLE ELKO  
Elko County - NV

D Mike Smales - Recorder

Page: 1 of 1 Fee: \$15.00  
Recorded By RW RPTT: \$333.45

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-762-008
- 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
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

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

\$85,100.00

b) Deed in Lieu of Foreclosure Only (value of

( \$ \_\_\_\_\_ )

c) Transfer Tax Value:

\$85,100.00

d) Real Property Transfer Tax Due

\$333.45

4. If Exemption Claimed:

a. Transfer Tax Exemption, per 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: [Handwritten Signature]

Capacity: Buyer

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

The Secretary of Housing and  
Print Name: Urban Development

Print Name: LV Housing Solution, LLC

Address: 6101 W. Centinela Ave. Suite 342

Address: 235 Keepler Drive

City: Culver City

City: Elko

State: CA Zip: 90230

State: NV Zip: 89801

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

First American Title Insurance  
Print Name: Company

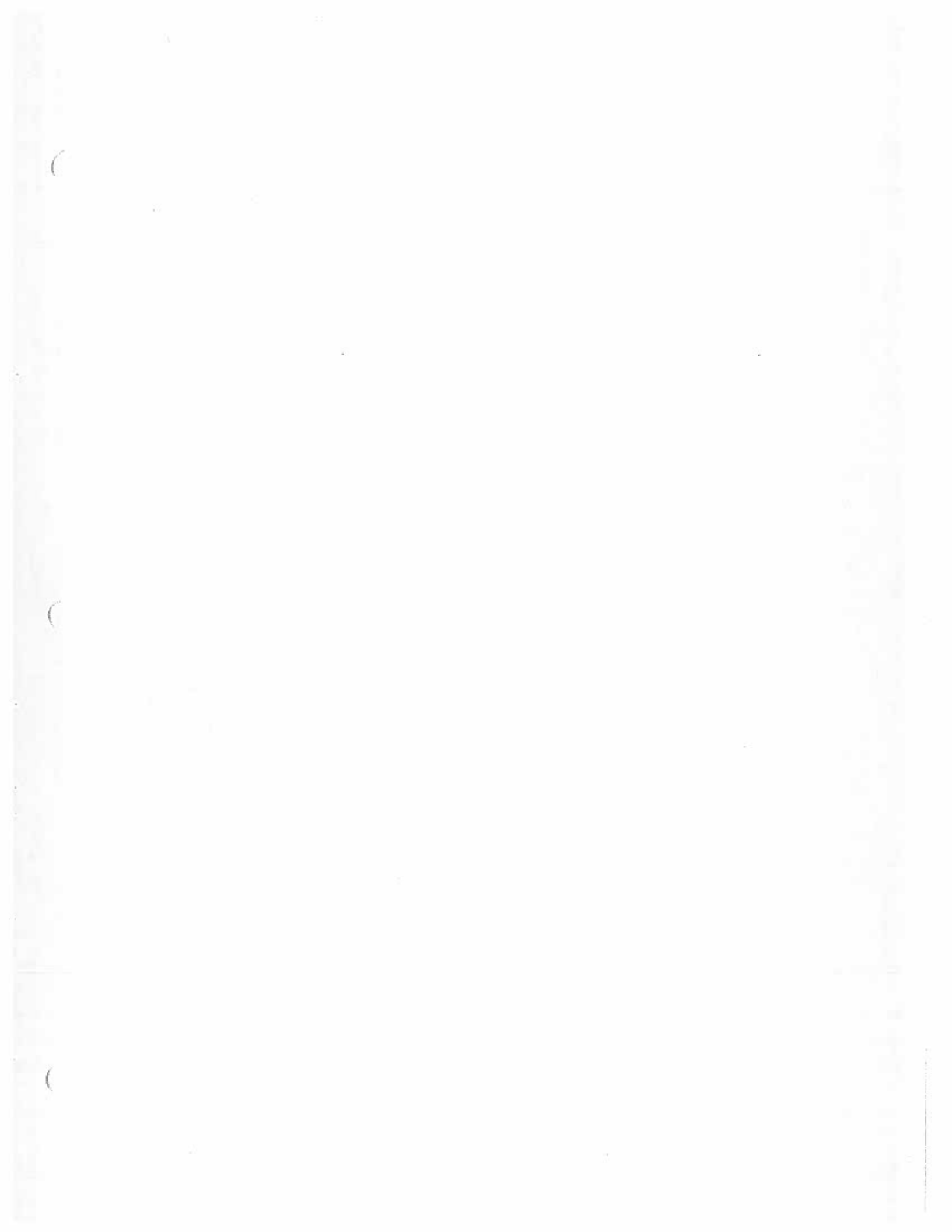
File Number: 151-2504334 r/em

Address: 528 Idaho Street

City: Elko

State: NV Zip: 89801

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



**RESIDENTIAL LEASE and OPTION TO PURCHASE AGREEMENT**

**BUYER/TENANT:** Nobel Property Management LLC and/or Assigns. Date: 01/18/2016

**SELLER/LANDLORD:** LIPPARELLI, BARRY W TR ET AL

**PROPERTY ADDRESS:** 202 BAR NONE LN N.V PLEASANT VALLEY 89815

**RESIDENTIAL LEASE**

- 1) Rent: \$1000 per month
- 2) Lease Term: 60 months, beginning 02/18/2016 and ending 01/17/2021.
- 3) Maintenance: Buyer/Tenant will be responsible for all maintenance and repairs of the property, not to exceed \$500 per incident.
- 4) Sub-Lease: Buyer/Tenant has the right to sub-lease this property with written consent by the Seller / Landlord, and this shall not be unreasonably withheld.

**OPTION to PURCHASE**

- 1) Purchase Price: \$ 100,000
- 2) Option Period: 60 months, beginning 02/18/2016 and ending 01/17/2021
- 3) Option Consideration: \$100 - All Option Consideration will be credited in full toward the purchase of the property.
- 4) Rent Credits: Buyer/Tenant will be credited \$ 0 per month toward the purchase.
- 5) Closing Costs: Buyer/Tenant will pay all allowable closing costs.
- 6) Expiration: If the Seller Finds a Buyer or Rents out the House on, Or Before by 02/17/2016, this contract will expire.
- 7) Inspection: This offer is contingent upon physical inspection of property and subsequent completion of a more formal and signed Residential Lease with Option to Purchase Agreement.
- 8) Non-Exclusive – This agreement is non-exclusive and can be canceled anytime by either party.

**Assignable – This Agreement is assignable with written consent by the Seller/Landlord.**

**No Agency – Buyer/Tenant    is, or X is not, a licensed real estate agent in the State of   , and does not represent the Seller / Landlord.**

X [Signature] 01/18/2016  
Seller/Landlord Date

X Alexandro T. Perez 01/18/2016  
Buyer/Tenant Date

X \_\_\_\_\_  
Seller/Landlord Date

X \_\_\_\_\_  
Buyer/Tenant Date



ROSS MILLER  
 Secretary of State  
 204 North Carson Street, Suite 4  
 Carson City, Nevada 89701-4520  
 (775) 684-5708  
 Website: www.nvsos.gov



\*050104\*

## Articles of Organization Limited-Liability Company

(PURSUANT TO NRS CHAPTER 86)

Filed in the office of  Ross Miller Secretary of State State of Nevada	Document Number <b>20130853538-58</b> Filing Date and Time <b>12/30/2013 3:47 PM</b> Entity Number <b>E0624132013-8</b>
------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

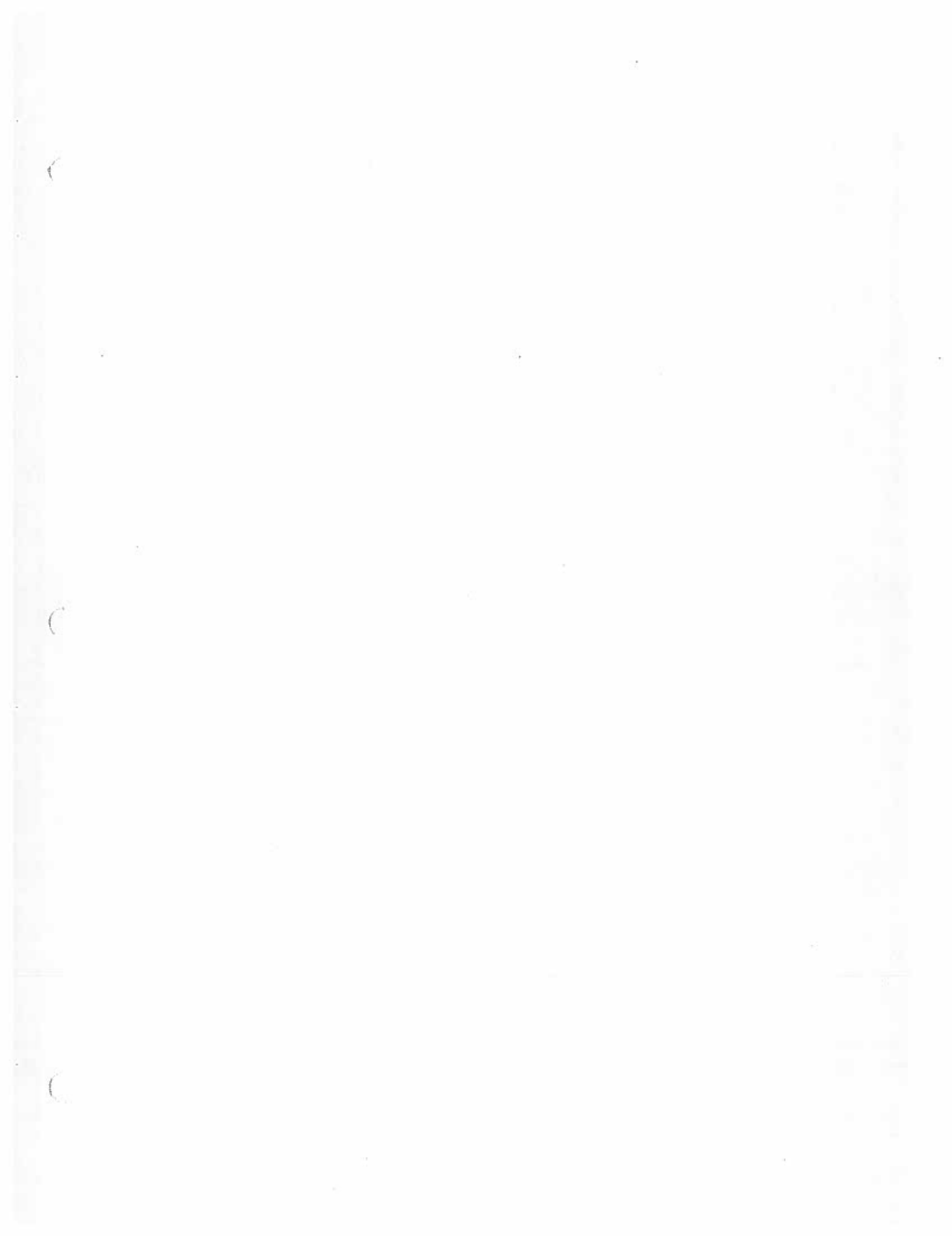
(This space is for office use only)

USE BLACK INK ONLY - DO NOT HIGHLIGHT

<b>1. Name of Limited-Liability Company:</b> <small>(must contain approved limited-liability company wording; see instructions)</small>	NOBEL PROPERTY MANAGEMENT LLC	Check box if a Series Limited-Liability Company <input type="checkbox"/> Check box if a Restricted Limited-Liability Company <input type="checkbox"/>
<b>2. Registered Agent for Service of Process:</b> <small>(check only one box)</small>	<input checked="" type="checkbox"/> <b>Commercial Registered Agent:</b> GERBER LAW OFFICES, LLP <small>Name</small>	
	<input type="checkbox"/> <b>Noncommercial Registered Agent</b> <span style="margin-left: 50px;">OR</span> <input type="checkbox"/> <b>Office or Position with Entity</b> <small>(name and address below) (name and address below)</small>	
	<small>Name of Noncommercial Registered Agent OR Name of Title of Office or Other Position with Entity</small> _____	
	<small>Street Address</small> _____	<small>City</small> Nevada <small>Zip Code</small> _____
	<small>Mailing Address (if different from street address)</small> _____	<small>City</small> Nevada <small>Zip Code</small> _____
<b>3. Dissolution Date:</b> <small>(optional)</small>	Latest date upon which the company is to dissolve (if existence is not perpetual): _____	
<b>4. Management:</b> <small>(required)</small>	Company shall be managed by: <input type="checkbox"/> Manager(s) <span style="margin-left: 20px;">OR</span> <input checked="" type="checkbox"/> Member(s) <small>(check only one box)</small>	
<b>5. Name and Address of each Manager or Managing Member:</b> <small>(attach additional page if more than 3)</small>	1) <b>ALEJANDRO I PEREZ</b> <small>Name</small> 1003 IDAHO STREET <small>Street Address</small> ELKO <small>City</small> NV <small>State</small> 89801 <small>Zip Code</small> 2) _____ <small>Name</small> _____ <small>Street Address</small> _____ <small>City</small> _____ <small>State</small> _____ <small>Zip Code</small> _____ 3) _____ <small>Name</small> _____ <small>Street Address</small> _____ <small>City</small> _____ <small>State</small> _____ <small>Zip Code</small> _____	
<b>6. Effective Date and Time:</b> <small>(optional)</small>	Effective Date: _____ Effective Time: _____	
<b>7. Name, Address and Signature of Organizer:</b> <small>(attach additional page if more than 1 organizer)</small>	I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. <b>ALEJANDRO I PEREZ</b> <small>Name</small> <input checked="" type="checkbox"/> <b>ALEJANDRO I PEREZ</b> <small>Organizer Signature</small> 1003 IDAHO STREET <small>Address</small> ELKO <small>City</small> NV <small>State</small> 89801 <small>Zip Code</small>	
<b>8. Certificate of Acceptance of Appointment of Registered Agent:</b>	I hereby accept appointment as Registered Agent for the above named Entity. <input checked="" type="checkbox"/> GERBER LAW OFFICES, LLP <small>Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity</small> 12/30/2013 <small>Date</small>	

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 86 D.L.C. Articles  
 Revised: 7-25-13



**RESIDENTIAL LEASE and OPTION TO PURCHASE AGREEMENT**

**BUYER/TENANT:** Nobel Property Management LLC and/or Assigns. Date: 02/01/2016

**SELLER/LANDLORD:** Guadalupe M Perez

**PROPERTY ADDRESS:** 1213 River St Elko N,V 89801

**RESIDENTIAL LEASE**

- 1) Rent: \$900 per month
- 2) Lease Term: 60 months, beginning 04/01/2016 and ending 03/31/2021.
- 3) Maintenance: Buyer/Tenant will be responsible for all maintenance and repairs of the property, not to exceed \$500 per incident.
- 4) Sub-Lease: Buyer/Tenant has the right to sub-lease this property with written consent by the Seller / Landlord, and this shall not be unreasonably withheld.

**OPTION to PURCHASE**

- 1) Purchase Price: \$ 110,000
- 2) Option Period: 60 months, beginning 04/01/2016 and ending 03/31/2021
- 3) Option Consideration: \$100 - All Option Consideration will be credited in full toward the purchase of the property.
- 4) Rent Credits: Buyer/Tenant will be credited \$ 0 per month toward the purchase.
- 5) Closing Costs: Buyer/Tenant will pay all allowable closing costs.
- 6) Expiration: If the Seller Finds a Buyer or Rents out the House on, Or Before by 03/31/2016, this contract will expire.
- 7) Inspection: This offer is contingent upon physical inspection of property and subsequent completion of a more formal and signed Residential Lease with Option to Purchase Agreement.
- 8) Non-Exclusive – This agreement is non-exclusive and can be canceled anytime by either party.

**Assignable** – This Agreement is assignable with written consent by the Seller/Landlord.

**No Agency** – Buyer/Tenant      is, or  is not, a licensed real estate agent in the State of NV, and does not represent the Seller / Landlord.

X Guadalupe Perez 02/01/2016  
Seller/Landlord Date

X Alexander T Perez 02/01/2016  
Buyer/Tenant Date

X \_\_\_\_\_  
Seller/Landlord Date

X \_\_\_\_\_  
Buyer/Tenant Date





\*\*\* THIS IS AN UNOFFICIAL COPY \*\*\*

APN: 001-101-008

**Mail Tax Statement To:**  
Nobel Property Management, LLC  
235 Keppler Drive  
Elko, Nevada 89801

**Recording Requested by:**  
Travis W. Gerber  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, NV 89801

**AFFIDAVIT & MEMORANDUM OF AGREEMENT**

DOC # 713821  
07/10/2016 03:42 PM

Official Record

Requested By  
GERBER LAW OFFICE

Elko County - NV

D. Mike Szailes - Recorder

Page 1 of 6 Fee: \$19.00

Recorded By: BT RPTI:



\*713821\*

[Space Above Reserved for Recording Purposes]

# Affidavit & Memorandum of Agreement

STATE OF )  
COUNTY OF ) ss

BEFORE ME, the undersigned authority, on this day personally appeared

Alejandro I. Perez, Manager of Nobel Property Management, LLC

who being first duly sworn, deposes and says that:

1. An ~~agreement for the purchase and sale~~ Lease Agreement with Option to Purchase of the real property described in the attached Exhibit "A" was entered into by and between the Affiant, as (Buyer), and Jan and Kevin Jenkins (Seller), on the 11th day of July, 2016.
2. The closing of the purchase and sale of said real property, per the terms of the Agreement, is to take place on or about July 10, 2021.
3. A copy of the agreement for purchase and sale of said real property may be obtained by contacting See Exhibit A whose mailing address is \_\_\_\_\_ and whose telephone number is \_\_\_\_\_

Dated this 11th day of July 2016.

Signed, sealed and delivered

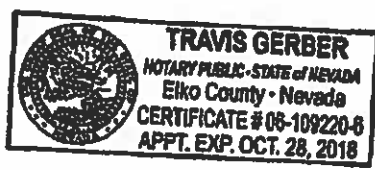
Alejandro I. Perez, Manager  
Buyer Co-Buyer

On July 11, 2016, before me, Travis W. Gerber, a notary public in and for said state personally appeared Alejandro I. Perez, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

Travis Gerber  
NOTARY PUBLIC

NOTARY SEAL



My commission expires 10/28/2018

This document was prepared by

**EXHIBIT "A": DESCRIPTION OF REAL PROPERTY - Copy of Lease Agreement with Option to Purchase**

Also known by street and number: 345 Fir Street, Elko, Nevada APN: 001-101-008



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07/19/2016  
008 of 8

**LEASE AGREEMENT WITH OPTION TO PURCHASE**

On July 11, 2016, NOBEL PROPERTY MANAGEMENT, LLC, hereinafter referred to as Lessee or Optionee, shall pay the sum of \$900.00 in consideration of the option to purchase, which shall be non-refundable except in the event of breach by Lessor/Seller, together with \$1,000 for first month's rent, for a total of \$1,900.00 due upon signing. Upon acceptance of this Agreement and receipt of the sum of \$1,900.00, the Owners of the premises, JAN JENKINS and KEVIN JENKINS, husband and wife, also referred to as Lessors or Sellers, will apply the above amount as follows:

First Month Rent	\$1,000.00
Option to Purchases Payment	\$900.00
<b>Total</b>	<b>\$1,900.00</b>

Lessee agrees to rent from the Owners, with option to purchase, the premises at 345 Fir Street, Elko, Nevada 89801, more particularly described as follows:

Lot 19 and the easterly 21 feet of Lot 18, Block 87, of the First Addition to the City of Elko, formerly Town of Elko, County of Elko, State of Nevada, as the same appear on the official map thereof on file in the office of the Elko County Recorder, Elko, Nevada.

APN: 001-101-008

THEREFORE, for and in consideration of the mutual covenants and promises and other consideration set forth herein, the parties agree to the following terms:

1. **TERM:** The lease term will commence on July 11, 2016, and continue until July 10, 2021.

2. **RENT:** Rent shall be \$1,000.00 per month, payable in advance, due on the 11th day of each month payable to JAN or KEVIN JENKINS by direct deposit to Lessor's bank account designated by Lessor from time to time. In the event rent is not received by Lessor within five (5) days after the due date, Lessee agrees to pay a late charge in the amount of \$100.00. Lessee further agrees to pay \$25.00 for each dishonored bank check. The late charge period is not a grace period, and Owner is entitled to make demand for any rent or evict Lessee if not paid when due.

3. **UTILITIES, TAXES AND INSURANCE:** Lessee shall be responsible to pay for electric and gas utilities. Lessor shall pay all taxes and maintain casualty insurance on the property. Lessor shall pay garbage, water, and sewer utilities.

4. **USE:** The premises shall only be used as a single family residence. Lessee shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises or that might be considered hazardous or extra hazardous by any responsible insurance company.



713821

07/18/2010  
004 of 8

**5. ORDINANCES AND STATUTES:** Lessee will comply with all statutes, ordinances, and requirements of all municipal, state and federal authorities regarding the use of the premises.

**6. ASSIGNING AND SUBLETTING:** Lessee may sublet the premises without prior consent of the Owner. Lessee may assign the Option to Purchase and shall give Owner written notice of such assignment. Lessee shall remain liable under all provisions of this Agreement until closing of the Option to Purchase.

**7. INDEMNIFICATION:** Lessor will not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the premises, or in common areas, unless such damage is the legal resolution of the negligence or willful misconduct of Lessor, or Lessor's agents, or employees. It is expressly agreed and understood by the Lessor and Lessee that the Lessor shall not be liable for any damage from carelessness, negligence or improper conduct on the part of Lessee. It is understood that Lessor's insurance does not cover Lessee's personal property and Lessees are encouraged to obtain renter's insurance.

**8. DEFAULT:** In addition to Lessor' other legal remedies, if Lessee is in breach of any provision of this Agreement, other than payment of rent, after not less than thirty (30) days written notice of such default given in the manner required by law, the Lessor, at his option, may terminate this Agreement, unless Lessee, within said time, cures such default.

**9. OPTION PAYMENT:** Lessee has paid the sum of \$900 which shall be applied as a down payment to the purchase price if and when Lessee, or its assign, exercises the Option to Purchase provided herein. In the event that Lessee does not exercise and close the Option to Purchase and this Lease Agreement is terminated, the \$900 deposit shall be non-refundable, except in the event that Lessor/Seller breaches this Agreement. Each party shall pay \$200 for preparation of this Agreement to Gerber Law Offices, LLP. Lessor acknowledges that Gerber Law Offices, LLP, represents Lessee in this transaction.

**10. MAINTENANCE, REPAIRS, OR ALTERATIONS:** Lessee has examined the premises and is satisfied with the physical condition, and the Lessee agrees to keep said premises in a clean and satisfactory condition, and, upon termination of this tenancy, will leave said premises, equipment and furnishings in as good condition as when entered upon, except for reasonable wear and tear; and in the event of damage or injury to said premises, except as otherwise provided herein, said Lessee shall pay for all such damages, including any insurance deductibles that may become due for damages caused by Lessee, its invitees or guests.

Lessee shall take reasonable care of the subject property and the buildings thereon, maintain the same in good repair and condition as at the original date of this Agreement, ordinary depreciation, wear and tear excepted, and commit or permit no waste or act which will unduly impair or depreciate the value of the property.

Lessee shall be liable to correct any smoke damage or pet damage to the property, including replacement of carpet and other required repairs, in the event that this Agreement is terminated and the property is delivered back to Lessor.

STEWART TITLE COMPANY

713821

07/18/2018  
008 of 8

**11. WAIVER:** Failure of Lessor to enforce any provision of this agreement will not be deemed a waiver. The acceptance of rent by Lessor will not waive his or her right to enforce any provision of this Agreement.

**12. ATTORNEY'S FEES:** In any action or proceeding involving a dispute between Lessor and Lessee arising out of this Agreement, the prevailing party will be entitled to reasonable attorney fees and costs incurred.

**13. WASTE/NUISANCE:** Lessee will not commit waste or cause a nuisance on the property.

**14. TIME:** Time is of the essence of this Agreement.

**15. HOLDOVER BY LESSEE:** Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month to month tenancy shall be created between Lessor and Lessee which shall be subject to all the terms and conditions hereof but shall be terminable on thirty days' written notice served by either lessor or lessee on the other party.

**16. ABANDONMENT:** If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, lessor may, at his option, enter the demised premises by any means without being liable for any prosecution therefor, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his discretion, as agent for Lessee, relet the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by lessor by means of such reletting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then lessor may consider any personal property belonging to lessee and left on the premises to also have been abandoned, in which case lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

**17. BINDING EFFECT:** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns the parties hereto, and all covenants are to be construed as conditions of this lease.

**18. OPTION TO PURCHASE:** Lessor grants to Lessee the option to purchase the demised premises at any time commencing July 11, 2019, and until July 10, 2021, on the conditions that Lessee give fifteen days' notice in writing of the exercise of this option to Lessor, that this lease shall not have been previously terminated, and that Lessee is in compliance with the terms and conditions of this lease required of Lessee, and Lessor shall convey the demised premises by deed to Lessee or its assign, free and clear of all liens and encumbrances, except those that Lessee may have created or suffered. The sale shall close at Stewart Title Company, Elko, Nevada, and all closing costs,



713821

07/18/2016  
008 of 8

including transfer tax, seller's policy of title insurance, escrow fees, and attorneys fees shall be split and paid equally by Lessee/Buyer and Lessor/Seller. The purchase price of the premises shall be ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00).

IN WITNESS WHEREOF the parties have executed this Agreement on the date signed below.

**OWNERS:**

**LESSEE:**

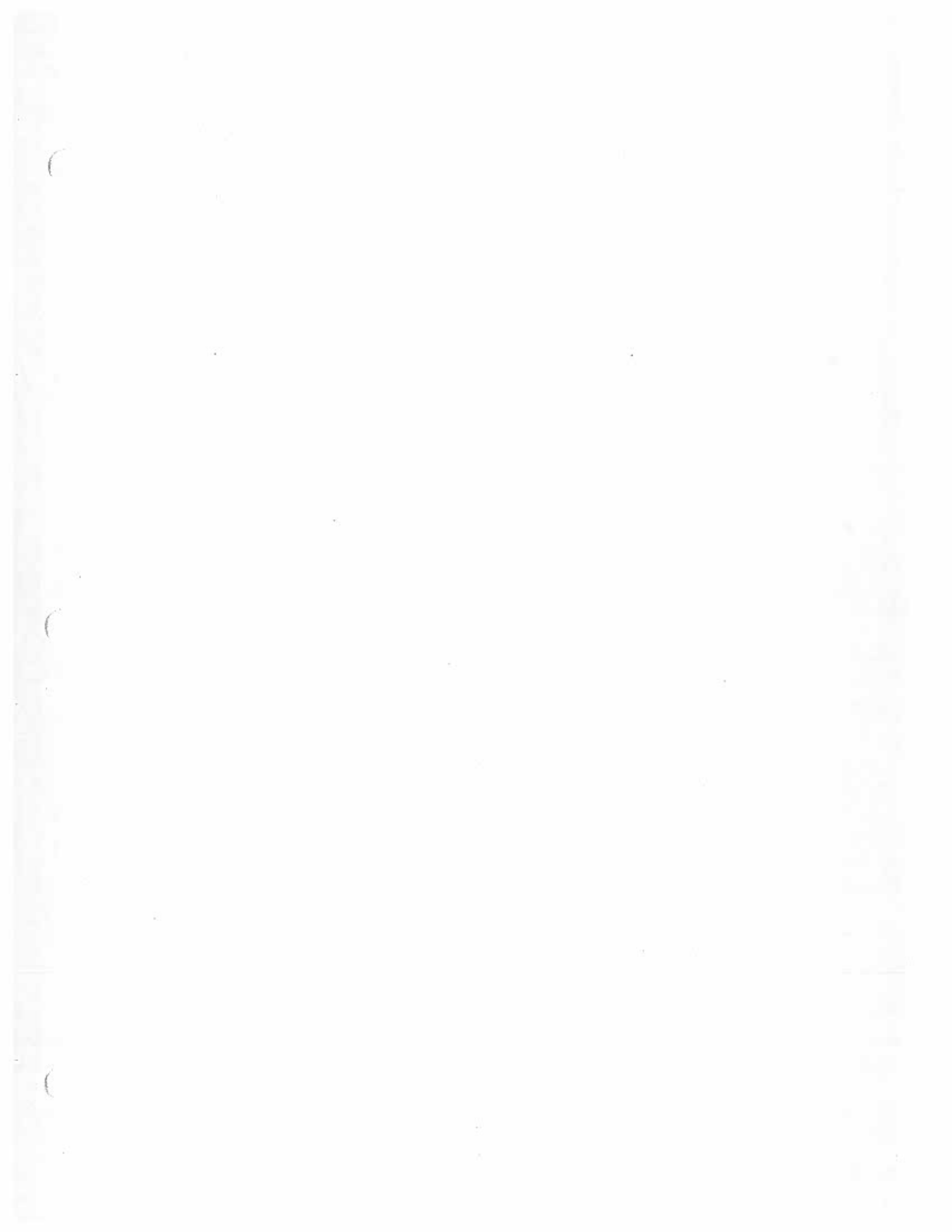
**NOBEL PROPERTY  
MANAGEMENT, LLC**

  
\_\_\_\_\_  
JAN JENKINS

By:   
\_\_\_\_\_  
ALEJANDRO I. PEREZ, Manager

  
\_\_\_\_\_  
KEVIN JENKINS

**Address: 2006 Essex Street  
Montrose, CO 81401  
Phone: (775) 388-1872**





RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED FROM David Lintner, hereinafter
2 designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the PURCHASE PRICE OF
3 \$ 169,900.00 (One Hundred Sixty-Nine Thousand Nine Hundred DOLLARS), for the real property situated in
4 the City OR Unincorporated Area of Elko, County of Elko
5 State of Nevada, commonly described as 687 Carlin Court
6 APN 001-461-024 (legal description to be supplied in escrow).
7 BUYER does, does not intend to occupy the property as a residence.

9 EARNEST MONEY DEPOSIT Evidenced by Check, or Other money order \$ 1,000.00
10 payable to Fatco, held uncashed until acceptance and
11 then deposited within one (1) business day of acceptance with Fatco
12 Authorized escrow holder to be selected by BUYER SELLER.

14 DISPOSITION OF EARNEST MONEY DEPOSIT IN THE EVENT OF DEFAULT
15 In the event BUYER shall default in the performance of this Agreement, SELLER may, subject to any rights of a BROKER herein,
16 retain such portion of the deposit to cover damages sustained, and/or take such actions as deemed appropriate by SELLER to collect
17 such damages. BUYER shall have the right to take such action as deemed appropriate by BUYER to recover such portion of the
18 deposit as may be allowed by law.

20 BALANCE OF CASH DOWN PAYMENT (not including closing costs) \$
21 Source of down payment

23 CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to complete this purchase
24 within days of written acceptance.

26 NEW FIRST LOAN PROCEEDS: Conventional, FHA, VA, Rural, Private \$ 168,900.00
27 Fixed Rate for 30 years. Interest not to exceed 4.875 %
28 Adjustable Rate for years. Initial Interest not to exceed % maximum lifetime rate not to
29 exceed %.

30 NEW SECOND LOAN PROCEEDS: Conventional, FHA, VA, Rural, Private \$
31 Fixed Rate for years. Interest not to exceed %
32 Adjustable Rate for years. Initial Interest not to exceed % maximum lifetime rate not to
33 exceed %.

35 Payment shall include: Interest only OR Principal and Interest.
36 Taxes and Insurance shall be impounded monthly by lender or paid directly by BUYER.

38 BUYER to lock loan terms within 30 days of acceptance or BUYER agrees to pay prevailing rates.
39 BUYER to pay discount points not to exceed 0 % SELLER to pay discount points not to exceed 0 %.

40 Any reduction in discount points at closing to be allocated proportionately.
41 Loan origination fee not to exceed 0 % paid by BUYER, SELLER.
42 SELLER agrees to pay up to \$ 0 in fees which cannot be paid by the BUYER pursuant to FHA or VA regulation.
43 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.
44 PMI, MIP, VA funding fee, if any, to be paid in cash, financed, paid monthly.

46 OTHER (Specify in Additional Terms and Conditions or Financing Addendum): \$

48 TOTAL PURCHASE PRICE in the sum of (not including closing costs): \$ 169,900.00

50 LOAN APPROVAL Within five (5) days of acceptance, BUYER agrees to (1) submit completed loan application, including all
51 documentation, to a lender of BUYER's choice, (2) authorize ordering of the appraisal; and (3) furnish a pre-approval letter to
52 SELLER based upon a standard factual credit report and review of debt to income ratios. This offer is conditioned upon BUYER's
53 ability to deliver to SELLER a letter of loan approval which includes income verification and verification of available funds, subject
54 only to acceptable appraisal and lender review of preliminary report from title company, within 30 days of acceptance.
55 BUYER consents to the lender's release of loan status and conditions of approval to the SELLER and Brokers. If BUYER fails to
56 complete any of these conditions, SELLER reserves the right to terminate this Agreement and both parties agree to cancel the
57 escrow and return earnest money deposit to BUYER less expenses incurred by BUYER.



1 **SALE OF OTHER PROPERTY** BUYER must check one of the following:

2  A. This Agreement is not contingent upon conveyance of BUYER's property.

3 OR

4  B. This Agreement is contingent upon conveyance of BUYER's property described as:

5 \_\_\_\_\_ which is  
6 1. In escrow  with a non-contingent on the sale of another property offer OR  with a contingent offer scheduled to close  
7 on or before \_\_\_\_\_.

8 SELLER shall have the right to continue to offer this property for sale and accept written backup offers only, subject to the  
9 BUYER's rights under this Agreement. If the escrow on BUYER's property does not close by \_\_\_\_\_, this  
10 Agreement will terminate unless the BUYER and SELLER otherwise agree in writing. BUYER shall provide information  
11 regarding the listing and escrow on BUYER's property and related escrows, including but not limited to, closing date, loan  
12 status, inspections and all additional contingencies, within \_\_\_\_\_ days of acceptance. BUYER authorizes SELLER or  
13 SELLER's Agent to obtain updates on the BUYER's listing or escrow.

14  
15 2.  currently listed OR  will be listed within \_\_\_\_\_ days in the MLS System by a REALTOR®. SELLER shall have the  
16 right to continue to offer this property for sale and accept written backup offers only, subject to the BUYER's rights under  
17 this Agreement. If the BUYER's property does not obtain an accepted offer within \_\_\_\_\_ days and go into escrow scheduled  
18 to close on or before \_\_\_\_\_, this Agreement will terminate unless the BUYER and SELLER otherwise  
19 agree in writing. BUYER shall provide information regarding the listing and escrow on BUYER's property and related  
20 escrows, including but not limited to, closing date, loan status, inspections and all additional contingencies, within \_\_\_\_\_  
21 days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain updates on the BUYER's listing or escrow.

22  
23 **CLOSING** Close of escrow to be 08/10/2016. Unless otherwise agreed upon in  
24 writing, close of escrow date shall not change from the originally agreed upon closing date. Both parties shall deposit with the  
25 authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with the terms herein.

26  
27 **DEFINITIONS** BROKER includes cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise  
28 specified. ACCEPTANCE (DATE OF ACCEPTANCE) means the date on which this Agreement and any other counter offers are  
29 fully executed and delivered. DELIVERED means personally delivered to BUYER, SELLER, or respective Licensees, transmitted  
30 by facsimile machine, electronically, or mailed by certified mail. In the event of fax transmission, delivery shall be deemed to be  
31 complete at the time noted on the confirmation sheet generated by the sender's fax. In the event of certified mailing, delivery shall be  
32 deemed to have been made on the third day following the date of mailing, evidenced by the postmark on the envelope containing the  
33 delivered material. Electronic delivery means delivery of an electronic signature, as defined in NRS 719.20, by any electronic  
34 transmission. RECEIPT means personally accepted by the designated recipient or the authorized representative accepted by the  
35 designated recipient's fax machine; verification of electronic delivery through delivery and read receipt requested or three (3) days  
36 following the date of mailing, evidenced by the postmark on the envelope containing the delivered material, in the case of a certified  
37 mailing, notwithstanding the date the recipient, or the authorized representative, actually signs for the certified mailing.

38  
39 **COUNTERPARTS AND SIGNATURES** The BUYER and SELLER acknowledge and agree a) this Agreement may be executed  
40 in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the  
41 same instruments; b) original signatures transmitted by electronic delivery shall be acceptable for purposes of executing this  
42 Agreement, and electronic delivery of a signed document to the other party or Broker, shall constitute delivery of the signed  
43 document; and c) original signatures transmitted by electronic delivery shall be accepted as original signatures.

44  
45 **VESTED TITLE** Title shall vest as designated in Escrow Instructions.

46  
47 **APPRAISAL BUYER Initial Required**

48 Included  Waived

49  /  Appraisal fee to be paid by  BUYER  SELLER. It is expressly agreed,  
50 notwithstanding any other provisions of this contract, the BUYER shall not be obligated to complete the purchase of the property or  
51 to incur any penalty by forfeiture of earnest money deposit if the appraised value of the property (excluding closing costs) is less than  
52 the amount specified as the purchase price. The BUYER shall, however, have the option of proceeding with the consummation of the  
53 contract without regard to the amount of the appraised valuation.

Address 687 Carlin Court Elko NV

Buyer [Signature] and Seller [Signature] have read this page.

\*RSAR 05/15  
ROA 2/9

1 **EXAMINATION OF TITLE** In addition to any encumbrances referred to herein, BUYER shall take title to the property  
2 subject to: (1) Real Estate Taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, and easements  
3 of record, if any, which do not materially affect the value or intended use of the property. Within two (2) business days of  
4 acceptance, SELLER shall order a preliminary report from a title company and CC&Rs if applicable, for the property. Within five  
5 (5) days from BUYER's receipt of the preliminary report and CC&Rs, all exceptions shall be deemed approved unless written  
6 objection is delivered to SELLER's Broker within this five (5) day period. Should BUYER object to any exceptions, SELLER shall  
7 use due diligence to remove those exceptions before close of escrow. If those exceptions cannot be removed before close of escrow,  
8 BUYER may elect to purchase, subject to the existing exceptions or BUYER may elect to terminate all rights and obligations  
9 hereunder, and the deposit shall be returned to BUYER, less expenses incurred by BUYER to the date of termination. If SELLER is  
10 unwilling or unable to remove such objections, SELLER shall deliver written notification to BUYER's Broker within ten (10) days  
11 of receipt of said objections.

12  
13 **TITLE AND CLOSING COSTS**

14 BUYER SELLER shall pay for a (Standard) owner's policy of title insurance.  
15 BUYER SELLER shall pay for a (Standard) lender's policy of title insurance.  
16 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by  
17 BUYER, SELLER, other \_\_\_\_\_.  
18 Escrow Fee to be paid by BUYER, SELLER, split equally.  
19 Transfer Tax(es) to be paid by BUYER, SELLER, other \_\_\_\_\_  
20 All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.

21  
22 **OMISSIONS FROM ESCROW INSTRUCTIONS** The omission from escrow instructions of any provision herein shall not  
23 preclude any party from enforcing that provision. All representations and warranties shall survive the conveyance of the property.

24  
25 **PRORATION** Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by  
26 BUYER, and other expenses of the property shall be prorated as of the date of recordation of the deed. Security deposits, advance  
27 rentals, or considerations involving future lease credits shall be credited to BUYER at close of escrow.

28  
29 **REASSESSMENT OF PROPERTY TAX** The BUYER is advised the property may be reassessed upon change of ownership  
30 which may result in a tax increase or decrease.

31  
32 **HOME WARRANTY CONTRACT**

33 **BUYER Initial Required**  
34 

Included	Waived
<input type="checkbox"/>	<input checked="" type="checkbox"/>

  
35 \_\_\_\_\_ A home warranty contract, shall be selected by BUYER, SELLER and paid  
36 for by BUYER, SELLER, other \_\_\_\_\_. The home warranty  
37 contract shall become effective at close of escrow for not less than one year, at a price NOT to exceed \$ \_\_\_\_\_.  
38 The Brokers herein have informed both parties that such protection programs are available. Brokers do not approve or endorse any  
39 particular program.

40  
41 **SELLER'S REAL PROPERTY DISCLOSURE FORM** The SELLER will provide BUYER, at time of written acceptance, a  
42 completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this Agreement. BUYER  
43 shall return an acknowledged copy to SELLER or terminate this Agreement in writing within four (4) working days of receipt.

44 **DISCLAIMER:** BUYER understands that the above Seller's Real Property Disclosure Form is for disclosure purposes and is not  
45 a substitute for property inspections by experts including, but not limited to, engineers, geologists, architects, general contractors,  
46 specialty contractors such as roofing contractors and pest control operators. BUYER is urged to retain such experts that are believed  
47 appropriate. BUYER understands and acknowledges the Brokers in the transaction cannot warrant the condition of the property or  
48 guarantee all defects have been disclosed by SELLER. Both parties acknowledge Brokers will not be investigating the status of  
49 permits, location of property lines, and/or code compliance.

50  
51 **ITEMS NOT ADDRESSED** Items of a general maintenance or cosmetic nature which do not materially affect value or use of  
52 the subject property, which existed at the time of acceptance and which are not expressly addressed in this Agreement are deemed  
53 accepted by the BUYER.

Address 687 Carlin Court Elko NV

Buyer [Signature] and Seller [Signature] have read this page.

1 **INSPECTIONS** Acceptance of this offer is subject to the following reserved right. BUYER has the right to inspect the property,  
 2 order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified building inspectors  
 3 and any other qualified professionals who will inspect the property.  
 4 BUYER shall indicate inspections to be included or waived in the list below. The following is not a comprehensive list of possible  
 5 inspections; therefore, BUYER should add any additional inspections necessary to satisfy the BUYER under "OTHER."

6  
 7 All inspections shall be completed and copies of all inspections shall be provided to both BUYER and SELLER at no additional  
 8 expense to either party

9  within 21 days of the date of acceptance; OR  
 10  within \_\_\_\_\_ days of the BUYER's receipt of SELLER's written acceptance of Lien Holder(s) Short Sale approval

11 Within the time frame specified above, BUYER shall deliver to SELLER in writing one of the following:

- 12 A. approval of the inspections without requiring any repairs; OR
- 13 B. approval of the inspections with Notice of Required Repairs or an Addendum listing all required repairs. SELLER shall
- 14 respond in writing within five (5) days of delivery; OR
- 15 C. termination of this Agreement including an explanation how the condition(s) revealed by any inspection report materially and/  
 16 or reasonably justify such a decision.

17 If any inspection is not completed by the deadlines, that inspection is deemed waived and SELLER is released from liability for the  
 18 cost of repairs that inspection would have reasonably identified had it been conducted, except as otherwise provided by law. If  
 19 BUYER acts reasonably in terminating the Agreement based upon objectionable conditions revealed by the inspection(s), BUYER is  
 20 released from any and all obligations to SELLER and entitled to a refund of the earnest money deposit, less expenses incurred by  
 21 BUYER.

22	23	Included	Waived	N/A	Paid By	
24	PEST INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
25	HOME INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
26	HEATING SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
27	COOLING SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
28	SURVEY Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
29	WELL QUALITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
30	WELL QUANTITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
31	SEPTIC PUMPING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
32	SEPTIC INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
33	SEPTIC LID LOCATION/REMOVAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
34	FIREPLACE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
35	WOODBURNING DEVICE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
36	(In the event device does not meet all applicable codes and/or laws, the cost of its removal shall be the responsibility of the					
37	SELLER. Stovepipe to be capped off at ceiling or fireplace to be restored to working order at SELLER's expense.)					
38	OIL TANK TEST Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
39	(If oil tank needs to be filled to perform test, BUYER <input type="checkbox"/> will, <input type="checkbox"/> will not reimburse SELLER.)					
40	OTHER Pellet stove level one or level two	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
41	OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
42	OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER

43  
 44   DJ   (Buyer Initials) BUYER affirms the above selections.

45  
 46 SELLER agrees to provide reasonable access to the property to BUYER, as well as inspectors representing BUYER, for both  
 47 inspections and re-inspections as provided in this Agreement and to representatives of lending institutions for appraisal purposes.  
 48 SELLER agrees to have all utilities in service the day of inspection and until close of escrow.

49  
 50 **REPAIRS** SELLER agrees to pay for and complete repairs in an amount NOT to exceed the total sum of \$ 500 \_\_\_\_\_ for  
 51 all repair conditions indicated on Appraisal Report; System and Maintenance; Inspections, Final Walkthrough; and/or any defect  
 52 identified in the Seller's Real Property Disclosure Form or discovered by SELLER but not disclosed in the Seller's Real Property  
 53 Disclosure Form or which has been discovered to be materially worse than was indicated.  
 54 A copy of repair invoices shall be delivered to BUYER prior to close of escrow. In the event BUYER's required repairs are not  
 55 completed by close of escrow, BUYER shall execute an Addendum directing how the SELLER's funds for the remaining repairs shall  
 56 be disbursed on behalf of the BUYER. The Brokers herein have no responsibility to assist in the payment of any repair, correction or  
 57 deferred maintenance on the subject property which may have been revealed by the above inspections, agreed upon by the BUYER  
 58 and SELLER or requested by one party.

Address 687 Carlin Court Elko NV

Buyer   DJ   and Seller   AL   have read this page.

1 Included Waived  
2    /    ]    /    ] REINSPECTIONS to be paid by  BUYER  SELLER. BUYER shall have the  
3 right to reinspect no later than 3 days prior to Close of Escrow.

4  
5 **FINAL WALKTHROUGH** BUYER shall have the right to a final walkthrough inspection no later than 3 days prior to  
6 Close of Escrow to ensure compliance with the terms of this Agreement.

7  
8 **CONDITIONS SATISFIED OR WAIVED IN WRITING** Each condition, contingency, approval and disapproval shall be  
9 satisfied according to its terms unless waived in writing by the benefitating party within the time limits specified, or an extension in  
10 writing is agreed to by the parties or, this Agreement shall terminate and all deposits be returned to BUYER less expenses incurred  
11 by BUYER to the date of termination of this transaction. Each party shall diligently pursue the completion of this transaction.

12  
13 **PHYSICAL POSSESSION** Physical possession of the property, with keys to all property locks, community mailbox keys,  
14 alarms, and garage door opener(s), if applicable, shall be delivered to BUYER  upon recordation of the deed or  by separate  
15 Agreement.

16  
17 **DESTRUCTION OF IMPROVEMENTS** If the improvements of the property are destroyed, materially damaged, or found to be  
18 materially defective prior to close of escrow, BUYER may terminate the Agreement by written notice delivered to SELLER's  
19 Broker, and earnest money deposit shall be returned to BUYER.

20  
21 **FIXTURES** All items permanently attached to the property as of this date including, but not limited to, light fixtures, attached  
22 floor coverings, central vac and related equipment, draperies, blinds and shades including window hardware, door and window  
23 screen(s), storm sash, combination doors, awnings, TV antenna(s), satellite dish, burglar, fire and smoke alarms, built-in pools and  
24 spas and related equipment, solar system(s), conforming woodstoves, attached fireplace screen(s), electric garage door opener(s) with  
25 control(s), outdoor plants and trees, (other than in movable containers), are included in the purchase price, free of liens,  
26 EXCLUDING \_\_\_\_\_

27  
28  
29 **PERSONAL PROPERTY** The following personal property, on the premises when inspected by BUYER, is included in the  
30 purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any  
31 personal property after close of escrow: refrigerator to remain at no dollar value

32  
33 **BONDS AND ASSESSMENTS (Other than Common-Interest Communities)** In the event there is a bond or assessment which  
34 has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be  paid by SELLER, or  
35  assumed by BUYER,  other \_\_\_\_\_

36  
37 **OIL AND PROPANE** If applicable, any oil or propane existing at time of written acceptance, allowing for normal use up to close  
38 of escrow, will be  purchased by BUYER  included in the purchase price. If fuel is purchased by BUYER, SELLER to contact  
39 fuel company to measure existing fuel no later than five (5) days prior to close of escrow. Fuel credit amount to be submitted to title  
40 company for credit to SELLER for remaining fuel.

41  
42 **SYSTEMS AND MAINTENANCE** Until possession is delivered, SELLER shall maintain the property in its entirety including,  
43 but not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER agrees to deliver the property in a  
44 neat and clean condition, and remove all debris and personal belongings. The following items are specifically excluded from the  
45 above: \_\_\_\_\_

46 \_\_\_\_\_

Address 687 Carlin Court Elko NV

Buyer    /    ] and Seller    /    ] have read this page.

1 **VERIFICATION OF INFORMATION** Any information relating to square footage, land or its use, and/or improvements  
2 of the land are approximate or estimates only, and neither the SELLER nor the Brokers involved make any representation or  
3 guarantee regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding age of improvements, size,  
4 and square footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such  
5 as fences, hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the  
6 status of permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical  
7 element of the purchase decision. BUYER has not received or relied upon any representations by either Brokers or SELLER with  
8 respect to the condition of the property which are not contained in this Agreement or in any attachments. The information contained  
9 in the Multiple Listing Service, computer or advertisements, and feature sheets pertaining to this property are not warranted or  
10 guaranteed by the Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER shall be  
11 responsible for verifying the accuracy of pertinent information. Deposit of all funds necessary to close escrow shall be deemed as  
12 final acceptance of the property. SELLER agrees to hold all Brokers in the transaction harmless and to defend and indemnify them  
13 from any claim, demand, action or proceedings resulting from any omission or alleged omission by SELLER's statements.

14  
15 **COMMON-INTEREST COMMUNITY DISCLOSURE**

16 The property  is  is not located in a Common-Interest Community.

17 If so, complete the following:

18 SELLER to provide, at SELLER's expense, BUYER Common-Interest Community documents ("Resale Package") as required by  
19 NRS. SELLER to order Resale Package within 5 days of acceptance and to deliver the Resale Package no later than 10 days prior to  
20 close of escrow.

21 Association transfer fees to be paid by BUYER, SELLER,  other \_\_\_\_\_

22 Association set up fees to be paid by BUYER, SELLER,  other \_\_\_\_\_

23 Other Association fees related to the transfer of the Common-Interest Community paid by BUYER, SELLER,

24  other \_\_\_\_\_

25 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the management  
26 documents shall be paid current by the SELLER at close of escrow. SELLER must disclose knowledge of upcoming and pending  
27 assessments.

28 Existing Assessments levied shall be paid by BUYER, SELLER, other \_\_\_\_\_

29 Assessments levied, but not yet due, shall be paid by BUYER, SELLER, other \_\_\_\_\_

30 BUYER to have five (5) days from receipt of Resale Package for review. If the BUYER does not approve the Resale Package then  
31 written notice to cancel must be given within that same five (5) day period.

32  
33 **AREA RECREATION PRIVILEGES AND RULES** If applicable, SELLER shall relinquish, on or before close of escrow,  
34 recreation privileges, passes, identification cards or keys for access to common-interest community facilities and general  
35 improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys that are not  
36 relinquished. BUYER shall become familiar with the current common-interest community facilities and general improvement policies  
37 regarding recreation privileges and associated costs prior to close of escrow.

38  
39 **LAND USE REGULATION** The BUYER is advised the property may be subject to the authority of the federal government,  
40 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have adopted and  
41 revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of land use and  
42 environmental regulations that may apply to the property and may affect BUYER's intended use of the property. BUYER is advised  
43 to research the possible effect of applicable land use and environmental regulations. The Broker makes no representations or  
44 warranties regarding the existing permissible uses or future revisions to the land use regulations.

45  
46 **ENVIRONMENTAL CONDITIONS** The BUYER is advised the property may be located in an area found to have special flood  
47 hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It  
48 may be necessary to purchase additional insurance in order to obtain a loan secured by the property from any federally regulated  
49 financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For further information, consult your  
50 lender, insurance carrier or other appropriate agency.

51  
52 **WATER METERS** The BUYER may be required, at some future date, to incur the costs of installation of water meters and/or  
53 conversion to metered rates.

54  
55 **WELLS** Many factors may affect the performance of a well system. If the property includes a well, BUYER may be required, at  
56 some future date, to incur the costs of connecting the residence to a public water system. See Authorization for Release of Water  
57 Quality and Water Quantity Testing Results and Information Regarding Private Well and Septic System.

Address 687 Carlin Court Elko NV

1 **ADDITIONAL FEES** Some areas may include/impose additional fees or charges for the remediation of water systems.  
2  
3 **SEPTIC SYSTEMS** If the property includes a septic system, BUYER may be required, at some future date, to incur the costs of  
4 connecting the residence's plumbing to a public sewer system. See Information Regarding Private Well and Septic System.  
5  
6 At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems.  
7  
8 **PRIVATE ROADS** If the property shares a common road or access driveway or right of way with other property, the SELLER  
9 shall disclose the existence of any road maintenance agreement.

10  
11 **WATER RIGHTS** Water rights, if any, to be included with the property unless specifically excluded by deed or mutual  
12 agreement.

13  
14 **TAX WITHHOLDING (FIRPTA)** Unless the property is acquired for use as a primary residence and is sold for no more than  
15 \$300,000, SELLER agrees to provide BUYER with (a) NON-FOREIGN SELLER AFFIDAVIT (PPC Form 101-V), or (b)  
16 WITHHOLDING CERTIFICATE FORM from the Internal Revenue Service stating that withholding is not required. In the event  
17 none of the foregoing is applicable, BUYER requires 10% of Seller's proceeds to be withheld by escrow to comply with the  
18 FOREIGN INVESTMENT AND REAL PROPERTY TAX ACT (IRC Section 1445).

19  
20 **TAX DEFERRED EXCHANGE** In the event BUYER or SELLER wishes to enter into an IRC tax deferred exchange for the  
21 real property described herein, each of the parties agrees to cooperate with the other party in connection with such exchange,  
22 including the execution of documents as may be reasonably necessary to effectuate the same. Provided that the other party shall not be  
23 obligated to delay the closing, all additional costs in connection with the exchange shall be borne by the party requesting the  
24 exchange, and the other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal  
25 liability which would survive the exchange. The other party shall be indemnified and held harmless against any liability arising or is  
26 claimed to have arisen on account of the acquisition of ownership of the exchange property.

27  
28 **ADDITIONAL TERMS AND CONDITIONS:**  
29 Seller will contribute on the successful close of escrow, up to 5% towards  
30 buyers recurring and non recurring closing costs. This does not include  
31 any amounts previously agreed to be paid by seller. Seller will not be  
32 required to advance any funds on behalf of the buyer.  
33  
34  
35  
36  
37  
38  
39

40 **THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:**

- 41  Duties Owed by a Nevada Real Estate Licensee  
42  Environmental Contact List  
43  For your Protection: Get a Home Inspection  
44  Information Regarding Private Well and Septic System  
45  Residential Disclosure Guide

46 **THE FOLLOWING ADDENDA AND EXHIBITS ARE ATTACHED AND INCORPORATED**

- 47  Authorization of Release of Water Quality and Water Quantity Testing Results  
48  Common Interest-Community Information Statement "Before You Purchase Property in a Common-Interest Community ..."  
49  Consent to Act  
50  Financing Addendum  
51  Lead Based Paint Addendum (if property built prior to 1978)  
52  Range Land Disclosure  
53  Used Manufactured/Mobile Home Disclosure  
54  Short Sale Addendum to the Offer and Acceptance Agreement  
55  Other \_\_\_\_\_

Address 687 Carlin Court Elko NV

Buyer [Signature] and Seller [Signature] have read this page.

1 **ELECTRONIC TRANSMISSION** The electronic transmission of a signed copy hereof or any counter offer/amendment to the  
2 other party or the Broker shall constitute delivery of said signed document. Signatures appearing on electronically transmitted  
3 documents shall be accepted as originals.

4  
5 **TIME IS OF THE ESSENCE** Time is of the essence of this Agreement.

6  
7 **NEVADA LAW TO APPLY** Nevada law shall apply to the interpretation and enforcement of this Agreement.

8  
9 **MEDIATION** For information purposes only. If a dispute arises out of or relates to this Agreement, or its breach, the parties are  
10 aware that the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available  
11 upon request.

12  
13 **ATTORNEY FEES** In the event either party is required to engage the services of an attorney to enforce this Agreement, the  
14 prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.

15  
16 **CODE OF ETHICS** Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association  
17 of REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics. To  
18 receive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local Association of REALTORS®.

19  
20 **PROFESSIONAL CONSULTATION ADVISORY** A real estate Broker is qualified to advise on real estate. The parties are  
21 advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or  
22 other professionals, on specific topics including, but not limited to, land use regulation, boundaries and setbacks, square footage,  
23 physical condition, legal, tax, water rights and other consequences of the transaction.

24  
25 **SELLER** has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow.  
26 As published in the MLS, 2.5 % of the accepted price, or \$ \_\_\_\_\_, shall be paid to the BUYER's Broker,  
27 Elko Realty, irrespective of the agency relationship.

28  
29  
30 **EXPIRATION OF OFFER** This offer shall expire unless acceptance, including delivery thereof, to BUYER or to  
31 Christina Famelton on/or before 3:00  A.M.  P.M. on 05/27/16.

32  
33 **ENTIRE AGREEMENT** This document and the documents incorporated and attached contain the entire Agreement of the  
34 parties and supersede all prior Agreements or representations with respect to the property which are not expressly set forth herein.  
35 This Agreement may be modified only in writing, signed and dated by both parties. Both parties acknowledge that they have not  
36 relied on any statements of any real estate Brokers which are not herein expressed. BUYER acknowledges having read and approved  
37 each of the provisions of this Agreement and agrees to purchase the described property for the price and on the terms and conditions  
38 specified.

39  
40 BUYER David Lintner DATE 6-24-16 TIME 4:50 P.M.  
41 David Lintner  
42 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

43 Representation: The BUYER's Licensee is:

44  
45  
46 BUYER'S Licensee Christina Famelton Broker Name Karl Young  
47  
48 Phone 775-397-3695 Fax \_\_\_\_\_ Company Name Elko Realty  
49  
50 Agent Email christina@elkorealtyllc.com Office Address 1085 Idaho Street  
51  
52 BUYER's Licensee Signature Christina Famelton City/State/Zip Elko NV 89801  
(Licensee acknowledges receipt of deposit)

Address 687 Carlin Court Elko NV

®BSAR 05/15  
ROA 8/0

1 **SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT**

2 SELLER acknowledges having read and approved each of the provisions of this Agreement. Authorization is hereby given the  
3 Brokers in this Agreement to deliver a signed copy to BUYER and to disclose the terms of sale to members of a Multiple Listing  
4 Service or Association of REALTORS® at close of escrow.

5 SELLER to check one of the following options and date, time and sign this Agreement.

6  
7  Acceptance of Offer SELLER accepts this offer to purchase, agrees and has the authority to sell the above described property  
8 on the terms and conditions as stated herein.

9  
10  Counter Offer SELLER signs this offer subject to a Counter Offer dated \_\_\_\_\_

11  
12  Rejection SELLER rejects the foregoing offer.

13  
14 SELLER Alexander I Perez DATE 6/25/16 Time 9:16 AM

15  
16 SELLER \_\_\_\_\_ DATE \_\_\_\_\_ Time \_\_\_\_\_

17  
18 Representation: The SELLER's Licensee is:

19  
20 SELLER'S Licensee Christina Assu Broker Name Jesse James

21  
22 Phone \_\_\_\_\_ Fax \_\_\_\_\_ Company Name \_\_\_\_\_

23  
24 Agent Email \_\_\_\_\_ Office Address \_\_\_\_\_

25  
26 \_\_\_\_\_ City/State/Zip \_\_\_\_\_






**ROSS MILLER**  
 Secretary of State  
 204 North Carson Street, Suite 4  
 Carson City, Nevada 89701-4520  
 (775) 684-5708  
 Website: www.nvacs.gov



\*00103\*

**Articles of Organization**  
**Limited-Liability Company**  
 (PURSUANT TO NRS CHAPTER 85)

Filed in the office of  Ross Miller Secretary of State State of Nevada	Document Number <b>20130576172-54</b> Filing Date and Time <b>08/30/2013 4:59 PM</b> Entity Number <b>E0426182013-3</b>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------

(This document was filed electronically.)

ABOVE SPACE IS FOR OFFICE USE ONLY

USE BLACK INK ONLY - DO NOT HIGHLIGHT

<b>1. Name of Limited-Liability Company:</b> (must contain approved limited-liability company wording; see instructions)	<b>CRNICH LLC</b>	Check box if a Series Limited-Liability Company <input type="checkbox"/>	Check box if a Restricted Limited-Liability Company <input type="checkbox"/>
<b>2. Registered Agent for Service of Process:</b> (check only one box)	<input type="checkbox"/> Commercial Registered Agent: _____ Name <input checked="" type="checkbox"/> Noncommercial Registered Agent (name and address below) <b>OR</b> <input type="checkbox"/> Office or Position with Entity (name and address below) <b>GERBER LAW OFFICES, LLP</b> Name of Noncommercial Registered Agent <b>OR</b> Name of Title of Office or Other Position with Entity 491 4TH STREET ELKO Nevada 89801 Street Address City State Zip Code Mailing Address (if different from street address) City State Zip Code		
<b>3. Dissolution Date:</b> (optional)	Latest date upon which the company is to dissolve (if existence is not perpetual): _____		
<b>4. Management:</b> (required)	Company shall be managed by: <input checked="" type="checkbox"/> Manager(s) <b>OR</b> <input type="checkbox"/> Member(s) (check only one box)		
<b>5. Name and Address of each Manager or Managing Member:</b> (attach additional page if more than 3)	1) <b>ALEJANDRO I PEREZ</b> Name 235 KEFFLER DRIVE ELKO NV 89801 Street Address City State Zip Code 2) _____ Name Street Address City State Zip Code 3) _____ Name Street Address City State Zip Code		
<b>6. Effective Date and Time:</b> (optional)	Effective Date: _____ Effective Time: _____		
<b>7. Name, Address and Signature of Organizer:</b> (attach additional page if more than 1 organizer)	<b>ALEJANDRO I PEREZ</b> <input checked="" type="checkbox"/> <b>ALEJANDRO I PEREZ</b> Name Organizer Signature 235 KEFFLER DRIVE ELKO NV 89801 Address City State Zip Code		
<b>8. Certificate of Acceptance of Appointment of Registered Agent:</b>	I hereby accept appointment as Registered Agent for the above named Entity. <input checked="" type="checkbox"/> <b>GERBER LAW OFFICES, LLP</b> Authorized Signature of Registered Agent or On Behalf of Registered Agent Entity <b>8/30/2013</b> Date		

This form must be accompanied by appropriate fees.

Nevada Secretary of State NRS 85 LLC Articles  
 Revised 8-31-11

DOC #

678031

08/30/2013

03:37 PM

Official Record

Requested By  
GERBER LAW OFFICE

Elko County - NV

0 Make Stubler - Recorder

Page 1 of 2 Fee \$15.00  
Recorded By ST RPTT. \$610.15

APN: 001-461-024

Mail Tax Statement to:  
CRNICH LLC  
c/o Alejandro Perez  
235 Keppler Drive  
Elko, Nevada 89801

When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801



**GRANT BARGAIN AND SALE DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, FRED UDALE CRNICH and TERI B. CRNICH, husband and wife, herein referred to as Grantors, do hereby grant, bargain and sell to CRNICH LLC, herein referred to as Grantee, and to its successors and assigns forever, the property and premises located in the County of Elko, State of Nevada, described as follows:

Lot 18, of Block E, of the Biegler Addition to the City of Elko, as shown upon the official map thereof filed in the Office of the County Recorder of said Elko County, Nevada.

SUBJECT to all exceptions, reservations, restrictions, restrictive covenants, assessments, easements, rights of way of record in connection with either or both of the above parcels.

TOGETHER WITH all buildings and improvements thereon.

SUBJECT TO: All taxes and other assessments, reservations, exceptions, and all easements, rights of way, liens, leases, contracts, surveys, covenants, conditions and restrictions, as may appear of record.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the described premises to the Grantee, and to his successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed this Deed this 30 day of August, 2013.

Fred Udale Crnich  
FRED UDALE CRNICH

Teri B Crnich  
TERI B. CRNICH


1 000000 000000 000000 000000 000000 000000

678031

09/02/2013  
002 of 2

STATE OF NEVADA )  
                          : ss.  
COUNTY OF ELKO )

This instrument was acknowledged before me on August 30, 2013, by FRED  
UDALE CRNICH and TERI B. CRNICH.

  
\_\_\_\_\_  
NOTARY PUBLIC



DOC # DV --

678031

03/03/2013

02:37 PM

Official Record

Requested By  
GERBER LAW OFFICE

Elko County - NV

D. Mike Spales - Recorder

Page 1 of 1 Fee \$15.00  
Recorded By: ST APTT. \$416.15

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 001-461-024
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property

\$ 158,049.61  
 ( \_\_\_\_\_ )  
 \$ 158,049.61  
 \$ 618.15

Deed in Lieu of Foreclosure Only (value of Property)

Transfer Tax Value:

Real Property Transfer Tax Due

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explanation 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 [Signature] Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Fred Udale and Teri B. Crnich  
 Address: 687 Carlin Court  
 City: Elko  
 State: Nevada Zip: 89801

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

Print Name: CRNICH LLC  
 Address: 235 Keppler Drive  
 City: Elko  
 State: Nevada Zip: 89801

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

Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_  
 Address: 491 4<sup>th</sup> Street  
 City: Elko State: Nevada Zip: 89801



**DOC# 715968**  
09/16/2016 03:47PM

**Official Record**

Requested By  
FIRST AMERICAN TITLE ELKO  
Elko County - NV

**D Mike Smales - Recorder**

Page: 1 of 2 Fee: \$15.00  
Recorded By RW RPTT: \$614.25

A.P.N.: 001-364-005  
File No: 151-2506509 (rj)  
R.P.T.T.: \$614.25



\*715968\*

When Recorded Mail To: Mail Tax Statements To:  
Yohon Helmer  
993 River Street  
Elko, NV 89801

***GRANT, BARGAIN and SALE DEED***

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

Alejandro I. Perez, a married man as his sole and separate property

do(es) hereby *GRANT, BARGAIN and SELL* to

Yohon Helmer, a single man

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

**LOTS 23 AND 24 IN BLOCK 12 OF BALLOU'S ADDITION TO THE CITY OF ELKO,  
COUNTY OF ELKO, STATE OF NEVADA, AS THE SAME APPEARS UPON THE OFFICIAL  
PLAT OF SAID CITY OF ELKO, NOW ON FILE IN THE OFFICE OF THE COUNTY  
RECORDER OF ELKO COUNTY, NEVADA, SAID MAP BEING FILED SEPTEMBER 15,  
1870.**

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: 06/24/2016



715968

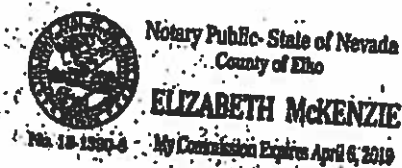
09/16/2016  
2 of 2

Alejandro I. Perez  
Alejandro I. Perez

STATE OF NEVADA )  
                          ) : ss.  
COUNTY OF ELKO  )

This instrument was acknowledged before me on 7/1/2016 by  
Alejandro I. Perez.

Elizabeth McKenzie  
Notary Public  
(My commission expires: 4/6/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated June  
24, 2016 under Escrow No. 151-2506509.

DOC# DV-715968

09/16/2016

03:47PM

Official Record

Requested By  
FIRST AMERICAN TITLE ELKO  
Elko County - NV  
D Mike Smales - Recorder

Page: 1 of 1  
Recorded By RW

Fee: \$15.00  
RPTT: \$614.25

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 001-364-005
- 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'Wind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$157,500.00
- b) Deed In Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$157,500.00
- d) Real Property Transfer Tax Due: \$614.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 375.080 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: Alejandro I Perez  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

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

Print Name: Alejandro I. Perez  
Address: 235 Keppler  
City: Elko  
State: NV Zip: 89801

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

Print Name: Yohon Heimer  
Address: 993 River Street  
City: Elko  
State: NV Zip: 89801

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

First American Title Insurance  
Print Name: Company File Number: 151-2508509 r/rj  
Address: 526 Idaho Street  
City: Elko State: NV Zip: 89801

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



DOC #

680028

10/30/2013

03:01 PM

**Official Record**

Requested By  
GERBER LAW OFFICES

Elko County - NV

D. Mike Strain - Recorder

Page 1 of 2 Fee: \$15.00  
Recorded By: ST RPTT \$224.00

APN: 001-364-005

Mail Tax Statement to:  
Alejandro I. Perez  
235 Keppler Drive  
Elko, Nevada 89801



When Recorded Return to:  
GERBER LAW OFFICES, LLP  
491 4<sup>th</sup> Street  
Elko, Nevada 89801

**GRANT BARGAIN AND SALE DEED**

FOR THE CONSIDERATION of TEN DOLLARS (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, KATHRYN L.P. TORRES, as Successor Trustee of the John Pappas and Lorraine Pappas Revocable Living Trust created February 17, 2009, herein referred to as Grantor, does hereby grant, bargain and sell to ALEJANDRO I. PEREZ, herein referred to as Grantee, and to his successors and assigns forever, the property and premises located in the County of Elko, State of Nevada, described as follows:

Lots 23 and 24 in Block 12 of Ballou's Addition to the City of Elko, County of Elko, State of Nevada, as the same appears upon the official plat of said City of Elko, now on file in the Office of the County Recorder of Elko County, Nevada, said map being filed September 15, 1870.

TOGETHER WITH any and all buildings and improvements situate thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

SUBJECT to all conditions, covenants, easements, exceptions, reservations, restrictions, and rights of way of record.

TO HAVE AND TO HOLD, all and singular, the said premises, together with the appurtenances unto the said Grantee, and to the successors and assigns of the Grantee forever.

///

///


///

1 2009010101 1001 000000 000000 1001 1001 1001

6800228

10/30/2013  
002 of 2

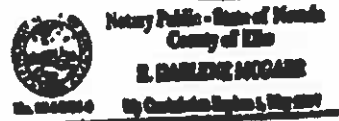
IN WITNESS WHEREOF, the Grantor has signed this Deed this 30 day of October, 2013.

  
KATHRYN L.P. TORRES, as Successor  
Trustee of the John Pappas and Lorraine Pappas  
Revocable Living Trust Created February 17,  
2009.

STATE OF NEVADA )  
                          ) : ss.  
COUNTY OF ELKO )

This instrument was acknowledged before me on October 30, 2013, by KATHRYN L.P. TORRES, as Successor Trustee of the John Pappas and Lorraine Pappas Revocable Living Trust created February 17, 2009.

  
NOTARY PUBLIC



DOC # DV - **680028**  
10/29/2013 09:01 PM  
Official Record

Requested By  
GERBER LAW OFFICES

Elko County - NV  
D Mike Garcia - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: ST RPTT. \$234.00

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
  - a) 001-364-005
  - 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
  - Other \_\_\_\_\_

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. Total Value/Sales Price of Property \$ 60,000.00
- Deed in Lieu of Foreclosure Only (value of Property) ( )
- Transfer Tax Value: \$ 60,000.00
- Real Property Transfer Tax Due \$ 234.00

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
  - b. Explanation 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 375.020, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *David Gerber* Capacity Attorney

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
Print Name: John & Lorraine Pappas, Trustees  
Address: c/o Kathy Pappas Torres, 11 Burke St.  
City: Kemmerer  
State: WY Zip: 83101-3607

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
Print Name: Alejandro L Perez  
Address: 235 Keppler Drive  
City: Elko  
State: Nevada Zip: 89801

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: Gerber Law Offices, LLP Escrow #: \_\_\_\_\_  
Address: 491 4th Street  
City: Elko State: Nevada Zip: 89801



# RESIDENTIAL OFFER AND ACCEPTANCE AGREEMENT



1 RECEIVED FROM YOHON HEIMER

2

3 hereinafter designated as BUYER, the amount set forth below as EARNEST MONEY DEPOSIT on account of the PURCHASE

4 PRICE OF \$ 157,500.00 (One Hundred Fifty-Seven Thousand Five Hundred DOLLARS),

5 for the real property situated in the  City OR  Unincorporated Area of ELKO NV, 89801, County of ELKO,

6 State of Nevada, commonly described as 993 RIVER STREET

7 APN 001-364-005 (legal description to be supplied in escrow).

8 BUYER  does,  does not intend to occupy the property as a residence.

9

10 EARNEST MONEY DEPOSIT Evidenced by  Check, or  other \_\_\_\_\_ \$ 500.00

11 payable to FIRST AMERICAN TITLE, held uncashed until acceptance and

12 then deposited within one (1) business day of acceptance with SEE REMARKS

13 Authorized escrow holder to be selected by  BUYER  SELLER.

14

15 BALANCE OF CASH DOWN PAYMENT (not including closing costs) \$ 0.00

16 Source of down payment PERSONAL FUNDS

17

18 CASH PURCHASE BUYER to provide evidence, satisfactory to SELLER, of sufficient cash available to complete this purchase

19 within NA days of written acceptance.

20

21 NEW FIRST LOAN PROCEEDS:  Conventional,  FHA,  VA,  Rural,  Private \$ 157,000.00

22  Fixed Rate for 30 years. Interest not to exceed 4.75%.

23  Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_% maximum lifetime rate not to

24 exceed \_\_\_\_\_%.

25 NEW SECOND LOAN PROCEEDS:  Conventional,  FHA,  VA,  Rural,  Private \$ NA

26  Fixed Rate for \_\_\_\_\_ years. Interest not to exceed \_\_\_\_\_%.

27  Adjustable Rate for \_\_\_\_\_ years. Initial Interest not to exceed \_\_\_\_\_% maximum lifetime rate not to

28 exceed \_\_\_\_\_%.

29

30 Payment shall include:  Interest only OR  Principal and Interest.

31 Taxes and Insurance shall be impounded monthly by lender or paid directly by BUYER.

32

33 BUYER to lock loan terms within 30 days of acceptance or BUYER agrees to pay prevailing rates.

34 BUYER to pay discount points not to exceed - \_\_\_\_\_%. SELLER to pay discount points not to exceed - \_\_\_\_\_%.

35 Any reduction in discount points at closing to be allocated proportionately.

36 Loan origination fee not to exceed 1% paid by  BUYER,  SELLER.

37 SELLER agrees to pay up to \$ 100.00 in fees which cannot be paid by the BUYER pursuant to FHA or VA regulation.

38 All remaining loan fees shall be paid as required by law, ordinance and/or regulation.

39 PMI, MIP, VA funding fee, if any, to be  paid in cash,  financed,  paid monthly.

40

41 OTHER (Specify in Additional Terms and Conditions or Financing Addendum): \$ 0.00

42

43 TOTAL PURCHASE PRICE in the sum of (not including closing costs): \$ 157,500.00

44

45 LOAN APPROVAL Within five (5) days of acceptance, BUYER agrees to (1) submit completed loan application, including all

46 documentation, to a lender of BUYER's choice, (2) authorize ordering of the appraisal; and (3) furnish a pre-approval letter to

47 SELLER based upon a standard factual credit report and review of debt to income ratios. This offer is conditioned upon BUYER's

48 ability to deliver to SELLER a letter of loan approval which includes income verification and verification of available funds, subject

49 to acceptable appraisal and lender review of preliminary report from title company, within 21 days of acceptance. BUYER

50 consents to the lender's release of loan status and conditions of approval to the SELLER and Brokers. If BUYER fails to complete

51 any of these conditions, SELLER reserves the right to terminate this Agreement and both parties agree to cancel the escrow and

52 return earnest money deposit to BUYER less expenses incurred by BUYER.

Address 993 RIVER STREET ELKO NV, 89801

RSAR 01/16  
ROA 1/9

Buyer [initials] and Seller [initials] have read this page.

1 **SALE OF OTHER PROPERTY** BUYER must check one of the following:

2  A. This Agreement is not contingent upon conveyance of BUYER's property.

3 OR

4  B. This Agreement is contingent upon conveyance of BUYER's property described as:

5 \_\_\_\_\_ which is  
6 1. In escrow  with a non-contingent on the sale of another property offer OR  with a contingent offer scheduled to close  
7 on or before \_\_\_\_\_.

8 SELLER shall have the right to continue to offer this property for sale and accept written backup offers only, subject to the  
9 BUYER's rights under this Agreement. If the escrow on BUYER's property does not close by \_\_\_\_\_, this  
10 Agreement will terminate unless the BUYER and SELLER otherwise agree in writing. BUYER shall provide information  
11 regarding the listing and escrow on BUYER's property and related escrows, including but not limited to, closing date, loan  
12 status, inspections and all additional contingencies, within \_\_\_\_\_ days of acceptance. BUYER authorizes SELLER or  
13 SELLER's Agent to obtain updates on the BUYER's listing or escrow.

14  
15 2.  currently listed OR  will be listed within \_\_\_\_\_ days in the MLS System by a REALTOR®. SELLER shall have the  
16 right to continue to offer this property for sale and accept written backup offers only, subject to the BUYER's rights under  
17 this Agreement. If the BUYER's property does not obtain an accepted offer within \_\_\_\_\_ days and go into escrow scheduled  
18 to close on or before \_\_\_\_\_, this Agreement will terminate unless the BUYER and SELLER otherwise  
19 agree in writing. BUYER shall provide information regarding the listing and escrow on BUYER's property and related  
20 escrows, including but not limited to, closing date, loan status, inspections and all additional contingencies, within \_\_\_\_\_  
21 days of acceptance. BUYER authorizes SELLER or SELLER's Agent to obtain updates on the BUYER's listing or escrow.

22  
23 **CLOSING** Close of escrow to be ON OR BEFORE 8/25/2016. Unless otherwise agreed upon in  
24 writing, close of escrow date shall not change from the originally agreed upon closing date. Both parties shall deposit with the  
25 authorized escrow holder all funds and instruments necessary to complete the transaction in accordance with the terms herein.

26  
27 **DEFINITIONS** BROKER includes cooperating Brokers and all Licensees. DAYS means calendar days unless otherwise  
28 specified. BUSINESS DAY is a day other than a Saturday or Sunday or a day on which banks in Nevada are authorized or required  
29 by law to close. ACCEPTANCE (DATE OF ACCEPTANCE) means the date on which this Agreement and any other counter offers  
30 are fully executed and delivered. DELIVERY or RECEIPT shall mean personal delivery to BUYER, SELLER, or to their respective  
31 authorized representative, transmitted by facsimile machine, email, or certified mail. In the event of fax transmission, delivery shall  
32 be deemed to have occurred at the time noted on the confirmation sheet generated by the sender's fax. In the event of the use of mail,  
33 delivery and receipt shall be deemed to have occurred three (3) days following the date of mailing, evidenced by the postmark on the  
34 envelope containing the delivered material. In the event of ELECTRONIC DELIVERY, delivery and receipt shall be deemed to have  
35 occurred as set forth in NRS 719.020.

36  
37 **COUNTERPARTS AND SIGNATURES** The BUYER and SELLER acknowledge and agree a) this Agreement may be executed  
38 in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the  
39 same instruments; b) by signing below, the BUYER and SELLER agree to conduct this transaction by electronic means, and that  
40 signatures transmitted by electronic delivery shall be acceptable for all purposes under this Agreement; and c) signatures transmitted  
41 by electronic delivery shall be accepted as original signatures, and such signatures are as binding as a wet signature.

42  
43 **VESTED TITLE** Title shall vest as designated in Escrow Instructions.

44 **APPRAISAL BUYER Initial Required**

45  Included  Waived

46  
47    /    /    Appraisal fee to be paid by  BUYER  SELLER. It is expressly agreed,  
48 notwithstanding any other provisions of this contract, the BUYER shall not be obligated to complete the purchase of the property or  
49 to incur any penalty by forfeiture of earnest money deposit if the appraised value of the property (excluding closing costs) is less than  
50 the amount specified as the purchase price. The BUYER shall, however, have the option of proceeding with the consummation of the  
51 contract without regard to the amount of the appraised valuation.

Address 993 RIVER STREET ELKO NV, 89801

\*RSAR 01/16  
ROA 2/9

Buyer    and Seller    have read this page.

1 **EXAMINATION OF TITLE** In addition to any encumbrances referred to herein, BUYER shall take title to the property subject  
2 to: (1) Real Estate Taxes not yet due, and (2) Covenants, Conditions, & Restrictions (CC&Rs), rights of way, and easements of  
3 record, if any, which do not materially affect the value or intended use of the property. Within two (2) business days of  
4 acceptance, SELLER shall order a preliminary report from a title company and CC&Rs if applicable, for the property. Within five  
5 (5) days from BUYER's receipt of the preliminary report and CC&Rs, all exceptions shall be deemed approved unless written  
6 objection is delivered to SELLER's Broker within this five (5) day period. Should BUYER object to any exceptions, SELLER shall  
7 use due diligence to remove those exceptions before close of escrow. If those exceptions cannot be removed before close of escrow,  
8 BUYER may elect to purchase, subject to the existing exceptions or BUYER may elect to terminate all rights and obligations  
9 hereunder, and the deposit shall be returned to BUYER, less expenses incurred by BUYER to the date of termination. If SELLER is  
10 unwilling or unable to remove such objections, SELLER shall deliver written notification to BUYER's Broker within ten (10) days  
11 of receipt of said objections.

12  
13 **TITLE AND CLOSING COSTS**

14 BUYER SELLER shall pay for a (Standard) owner's policy of title insurance.  
15 BUYER SELLER shall pay for a (Standard) lender's policy of title insurance.  
16 BUYER is aware additional coverage policies are available. All costs associated with additional coverage policies to be paid for by  
17 BUYER, SELLER, other \_\_\_\_\_.  
18 Escrow Fee to be paid by BUYER, SELLER, split equally.  
19 Transfer Tax(es) to be paid by BUYER, SELLER, other \_\_\_\_\_.  
20 All remaining closing costs shall be paid in customary manner as required by law, ordinance and/or regulation.

21  
22 **OMISSIONS FROM ESCROW INSTRUCTIONS** The omission from escrow instructions of any provision herein shall not  
23 preclude any party from enforcing that provision. All representations and warranties shall survive the conveyance of the property.

24  
25 **PRORATION** Any and all rents, taxes, interest, homeowner association fees, payments on bonds and assessments assumed by  
26 BUYER, and other expenses of the property shall be prorated as of the date of recordation of the deed. Security deposits, advance  
27 rentals, or considerations involving future lease credits shall be credited to BUYER at close of escrow.

28  
29 **REASSESSMENT OF PROPERTY TAX** The BUYER is advised the property may be reassessed upon change of ownership  
30 which may result in a tax increase or decrease.

31  
32 **HOME WARRANTY CONTRACT**

33 **BUYER Initial Required**  
34 

Included	Waived	
[ <input checked="" type="checkbox"/> ]	[ <input type="checkbox"/> ]	

 A home warranty contract, shall be selected by BUYER, SELLER and paid  
35 for by BUYER, SELLER, other \_\_\_\_\_. The home warranty  
36 contract shall become effective at close of escrow for not less than one year, at a price NOT to exceed \$ 370.00  
37 The Brokers herein have informed both parties that such protection programs are available. Brokers do not approve or endorse any  
38 particular program.

39  
40  
41 **SELLER'S REAL PROPERTY DISCLOSURE FORM** The SELLER will provide BUYER, at time of written acceptance, a  
42 completed Seller's Real Property Disclosure Form which, by this reference, shall be incorporated into this Agreement. BUYER  
43 shall return an acknowledged copy to SELLER or terminate this Agreement in writing within four (4) business days of receipt.

44  
45 **DISCLAIMER:** BUYER understands that the above Seller's Real Property Disclosure Form is for disclosure purposes and is not  
46 a substitute for property inspections by experts including, but not limited to, engineers, geologists, architects, general contractors,  
47 specialty contractors such as roofing contractors and pest control operators. BUYER is urged to retain such experts that are believed  
48 appropriate. BUYER understands and acknowledges the Brokers in the transaction cannot warrant the condition of the property or  
49 guarantee all defects have been disclosed by SELLER. Both parties acknowledge Brokers will not be investigating the status of  
50 permits, location of property lines, and/or code compliance.

51  
52 **ITEMS NOT ADDRESSED** Items of a general maintenance or cosmetic nature which do not materially affect value or use of  
53 the subject property, which existed at the time of acceptance and which are not expressly addressed in this Agreement are deemed  
54 accepted by the BUYER.

Address 993 RIVER STREET ELKO NV, 89801

\*RSAR 01/16  
ROA 3/9

Buyer [  ] and Seller [  ] have read this page.

1 **INSPECTIONS** Acceptance of this offer is subject to the following reserved right. BUYER has the right to inspect the property,  
 2 order all inspections, and select qualified professionals including, but not limited to, licensed contractors, certified building inspectors  
 3 and any other qualified professionals who will inspect the property.

4 BUYER shall indicate inspections to be included or waived in the list below. The following is not a comprehensive list of possible  
 5 inspections; therefore, BUYER should add any additional inspections necessary to satisfy the BUYER under "OTHER."  
 6

7 All inspections shall be completed and copies of all inspections shall be provided to both BUYER and SELLER at no additional  
 8 expense to either party

9  within 30 days of the date of acceptance; OR  
 10  within \_\_\_\_\_ days of the BUYER's receipt of SELLER's written acceptance of Lien Holder(s) Short Sale approval

11 Within the time frame specified above, BUYER shall deliver to SELLER in writing one of the following:  
 12 A. approval of the inspections without requiring any repairs; OR

13 B. approval of the inspections with Notice of Required Repairs or an Addendum listing all required repairs. SELLER shall  
 14 respond in writing within five (5) days of delivery; OR

15 C. termination of this Agreement including an explanation how the condition(s) revealed by any inspection report materially and/  
 16 or reasonably justify such a decision.

17 If any inspection is not completed by the deadline, that inspection is deemed waived and SELLER is released from liability for the  
 18 cost of repairs that inspection would have reasonably identified had it been conducted, except as otherwise provided by law. If  
 19 BUYER acts reasonably in terminating the Agreement based upon objectionable conditions revealed by the inspection(s), BUYER is  
 20 released from any and all obligations to SELLER and entitled to a refund of the earnest money deposit, less expenses incurred by  
 21 BUYER.  
 22

23 INSPECTIONS	Included	Waived	N/A	Paid By	
24 PEST INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
25 HOME INSPECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
26 HEATING SYSTEM INSPECTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
27 COOLING SYSTEM INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
28 SURVEY Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
29 WELL QUALITY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
30 WELL QUANTITY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
31 SEPTIC PUMPING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
32 SEPTIC INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
33 SEPTIC LID LOCATION/REMOVAL	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
34 FIREPLACE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
35 WOODBURNING DEVICE INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
36 (In the event device does not meet all applicable codes and/or laws, the cost of its removal shall be the responsibility of the					
37 SELLER. Stovepipe to be capped off at ceiling or fireplace to be restored to working order at SELLER's expense.)					
38 OIL TANK TEST Type _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
39 (If oil tank needs to be filled to perform test, BUYER <input type="checkbox"/> will, <input type="checkbox"/> will not reimburse SELLER.)					
40 OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
41 OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER
42 OTHER _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> BUYER	<input type="checkbox"/> SELLER

44 [ ylt / \_\_\_\_\_ ] (Buyer Initials) BUYER affirms the above selections.  
 45

46 SELLER agrees to provide reasonable access to the property to BUYER, as well as inspectors representing BUYER, for both  
 47 inspections and re-inspections as provided in this Agreement and to representatives of lending institutions for appraisal purposes.  
 48 SELLER agrees to have all utilities in service the day of inspection and until close of escrow.  
 49

50 **REPAIRS** SELLER agrees to pay for and complete repairs in an amount NOT to exceed \$ 500<sup>00</sup> for all repair  
 51 conditions indicated on Appraisal Report; System and Maintenance; Inspections, Final Walkthrough; and/or any defect identified in  
 52 the Seller's Real Property Disclosure Form or discovered by SELLER but not disclosed in the Seller's Real Property Disclosure  
 53 Form or which has been discovered to be materially worse than was indicated. A copy of repair invoices shall be delivered to  
 54 BUYER prior to close of escrow. The Brokers herein have no responsibility to assist in the payment of any repair, correction or  
 55 deferred maintenance on the subject property which may have been revealed by the above inspections, agreed upon by the BUYER  
 56 and SELLER or requested by one party.

Address 993 RIVER STREET ELKO NV, 89801

Buyer [ ylt / \_\_\_\_\_ ] and Seller [ AS / \_\_\_\_\_ ] have read this page.

1 Included Waived  
2 [ 2/1 / 1 ] [ 1 / 1 ] REINSPECTIONS to be paid by  BUYER  SELLER. SELLER shall have all  
3 agreed upon repairs completed no later than 7 days prior to Close of Escrow and BUYER shall have the right to re-inspect.  
4

5 **FINAL WALKTHROUGH** BUYER shall have the right to a final walkthrough prior to close of escrow to ensure compliance  
6 with the terms of this Agreement.  
7

8 **CONDITIONS SATISFIED OR WAIVED IN WRITING** Each condition, contingency, approval and disapproval shall be  
9 satisfied according to its terms unless waived in writing by the beneficiating party within the time limits specified, or an extension in  
10 writing is agreed to by the parties. Each party shall diligently pursue the completion of this transaction.  
11

12 **PHYSICAL POSSESSION** Physical possession of the property, with keys to all property locks, community mailbox keys,  
13 alarms, and garage door opener(s), if applicable, shall be delivered to BUYER  upon recordation of the deed; OR  Short Term  
14 Occupancy Agreement; OR  by Residential Lease/Rental Agreement.  
15

16 **DESTRUCTION OF IMPROVEMENTS** If the improvements of the property are destroyed, materially damaged, or found to be  
17 materially defective prior to close of escrow, BUYER may terminate the Agreement by written notice delivered to SELLER's  
18 Broker, and earnest money deposit shall be returned to BUYER.  
19

20 **FIXTURES** All items permanently attached to the property as of this date including, but not limited to, light fixtures, attached  
21 floor coverings, central vacuum and related equipment, draperies, blinds and shades including window hardware, door and window  
22 screen(s), storm sash, combination doors, awnings, TV antenna(s), satellite dish, burglar, fire and smoke alarms, built-in pools and  
23 spas with related equipment, solar system(s), conforming woodstoves, intercom system, water softener system, attached fireplace  
24 screen(s), electric garage door opener(s) with control(s), outdoor plants and trees, (other than in movable containers), **OTHER**  
25 \_\_\_\_\_  
26 \_\_\_\_\_

27 are included in the purchase price, free of liens, **EXCLUDING NO EXCLUSIONS**  
28 \_\_\_\_\_  
29 \_\_\_\_\_

30  
31 **PERSONAL PROPERTY** The following personal property, on the premises when inspected by BUYER, is included in the  
32 purchase price and shall be transferred to BUYER free of liens at close of escrow with no warranty implied as to the condition of any  
33 personal property after close of escrow: **SEE ADDITIONAL TERMS**  
34 \_\_\_\_\_  
35 \_\_\_\_\_  
36 \_\_\_\_\_

37 **BONDS AND ASSESSMENTS (Other than Common-Interest Communities)** In the event there is a bond or assessment which  
38 has a principal balance or requires settlement in full prior to close of escrow, the bond or assessment shall be  paid by SELLER,  
39  assumed by BUYER,  other \_\_\_\_\_  
40

41 **OIL AND PROPANE** If applicable, any oil or propane existing at time of written acceptance, allowing for normal use up to close  
42 of escrow, will be  purchased by BUYER,  included in the purchase price. If fuel is purchased by BUYER, SELLER to contact  
43 fuel company to measure existing fuel no later than five (5) days prior to close of escrow. Fuel credit amount to be submitted to title  
44 company for credit to SELLER for remaining fuel.  
45

46 **SYSTEMS AND MAINTENANCE** Until possession is delivered, SELLER shall maintain the property in its entirety including,  
47 but not limited to, all existing structures, landscaping, grounds, appliances and systems. SELLER agrees to deliver the property in a  
48 neat and clean condition, and remove all debris and personal belongings. The following items are specifically excluded from the  
49 above: **NO EXCLUSIONS**  
50 \_\_\_\_\_



1 **VERIFICATION OF INFORMATION** Any information relating to square footage, land or its use, and/or improvements of the  
2 land are approximate or estimates only, and neither the SELLER nor the Brokers involved make any representation or guarantee  
3 regarding the accuracy. Any oral or written representations by SELLER or Brokers regarding age of improvements, size, and square  
4 footage of parcel or building, or location of property lines, may not be accurate. Apparent boundary line indicators such as fences,  
5 hedges, walls, or other barriers may not represent the true boundary lines. Brokers are not obligated to investigate the status of  
6 permits, zoning, or code compliance. BUYER to satisfy any concerns with conditions that are an important or critical element of the  
7 purchase decision. BUYER has not received or relied upon any representations by either Brokers or SELLER with respect to the  
8 condition of the property which are not contained in this Agreement or in any attachments. The information contained in the Multiple  
9 Listing Service, computer or advertisements, and feature sheets pertaining to this property are not warranted or guaranteed by the  
10 Brokers. Errors and/or omissions in inputting information, while uncommon, are possible. BUYER shall be responsible for verifying  
11 the accuracy of pertinent information. Deposit of all funds necessary to close escrow shall be deemed as final acceptance of the  
12 property. SELLER agrees to hold all Brokers in the transaction harmless and to defend and indemnify them from any claim, demand,  
13 action or proceedings resulting from any omission or alleged omission by SELLER's statements.

14  
15 **COMMON-INTEREST COMMUNITY DISCLOSURE**

16 The property  is  is not located in a Common-Interest Community.  
17 If so, complete the following:  
18 SELLER to provide, at SELLER's expense, BUYER Common-Interest Community documents ("Resale Package") as required by  
19 NRS 116.4109. SELLER to order Resale Package within 5 days of acceptance.  
20 Association transfer fees to be paid by  BUYER,  SELLER,  other \_\_\_\_\_  
21 Association set up fees to be paid by  BUYER,  SELLER,  other \_\_\_\_\_  
22 Other Association fees related to the transfer of the Common-Interest Community paid by  BUYER,  SELLER,  
23  other \_\_\_\_\_  
24 The amount of any delinquent assessments including penalties, attorney's fees, and other charges provided for in the management  
25 documents shall be paid current by the SELLER at close of escrow. SELLER must disclose knowledge of upcoming and pending  
26 assessments.  
27 Existing Assessments levied shall be paid by  BUYER,  SELLER,  other \_\_\_\_\_  
28 Assessments levied, but not yet due, shall be paid by  BUYER,  SELLER,  other \_\_\_\_\_  
29 BUYER to have five (5) days from receipt of Resale Package for review. If the BUYER does not approve the Resale Package, then  
30 written notice to cancel must be given within that same five (5) day period.

31  
32 **AREA RECREATION PRIVILEGES AND RULES** If applicable, SELLER shall relinquish, on or before close of escrow,  
33 recreation privileges, passes, identification cards or keys for access to common-interest community facilities and general  
34 improvements. Upon close of escrow, SELLER agrees to pay replacement charges for identification cards or keys that are not  
35 relinquished. BUYER shall become familiar with the current common-interest community facilities and general improvement policies  
36 regarding recreation privileges and associated costs prior to close of escrow.

37  
38 **LAND USE REGULATION** The BUYER is advised the property may be subject to the authority of the federal government,  
39 state, county, city and/or the various courts having jurisdiction. These governmental entities, from time to time, have adopted and  
40 revised land use and environmental regulations that may apply to the property. Due to the uncertain effect of land use and  
41 environmental regulations that may apply to the property and may affect BUYER's intended use of the property. BUYER is advised  
42 to research the possible effect of applicable land use and environmental regulations. The Broker makes no representations or  
43 warranties regarding the existing permissible uses or future revisions to the land use regulations.

44  
45 **ENVIRONMENTAL CONDITIONS** The BUYER is advised the property may be located in an area found to have special flood  
46 hazards as indicated by FEMA, avalanche conditions, freezing temperatures, snow loads, seismic activity and/or wildland fires. It  
47 may be necessary to purchase additional insurance in order to obtain a loan secured by the property from any federally regulated  
48 financial institution or a loan insured or guaranteed by an agency of the U.S. Government. For further information, consult your  
49 lender, insurance carrier or other appropriate agency.

50  
51 **WATER METERS** The BUYER may be required, at some future date, to incur the costs of installation of water meters and/or  
52 conversion to metered rates.

53  
54 **WELLS** Many factors may affect the performance of a well system. If the property includes a well, BUYER may be required, at  
55 some future date, to incur the costs of connecting the Property to a public water system. See Information Regarding Private Well and  
56 Septic System.

Address 993 RIVER STREET ELKO NV, 89801

Buyer LAH /          and Seller DA /          have read this page.

1 **ADDITIONAL FEES** Some areas may include/impose additional fees or charges for the remediation of water systems.  
2  
3 **SEPTIC SYSTEMS** If the property includes a septic system, BUYER may be required, at some future date, to incur the costs of  
4 connecting the Property's plumbing to a public sewer system. See Information Regarding Private Well and Septic System.  
5  
6 At close of escrow, BUYER assumes all future costs associated with water meters, wells and septic systems.  
7  
8 **PRIVATE ROADS** If the property shares a common road or access driveway or right of way with other property, the SELLER  
9 shall disclose the existence of any road maintenance agreement.  
10  
11 **WATER RIGHTS** Water rights, if any, to be included with the property unless specifically excluded by deed or mutual  
12 agreement.  
13  
14 **TAX WITHHOLDING (FIRPTA)** Unless the property is acquired for use as a primary residence and is sold for no more than  
15 \$300,000, SELLER agrees to provide BUYER with (a) NON-FOREIGN SELLER AFFIDAVIT, or (b) WITHHOLDING  
16 CERTIFICATE FORM from the Internal Revenue Service stating that withholding is not required. In the event none of the foregoing  
17 is applicable, BUYER requires 10% of Seller's proceeds to be withheld by escrow to comply with the FOREIGN INVESTMENT  
18 AND REAL PROPERTY TAX ACT (IRC Section 1445).  
19  
20 **TAX DEFERRED EXCHANGE** In the event BUYER or SELLER wishes to enter into an IRC tax deferred exchange for the real  
21 property described herein, each of the parties agrees to cooperate with the other party in connection with such exchange, including the  
22 execution of documents as may be reasonably necessary to effectuate the same. Provided that the other party shall not be obligated to  
23 delay the closing, all additional costs in connection with the exchange shall be borne by the party requesting the exchange, and the  
24 other party shall not be obligated to execute any note, contract, deed, or other document providing for any personal liability which  
25 would survive the exchange. The other party shall be indemnified and held harmless against any liability arising or is claimed to have  
26 arisen on account of the acquisition of ownership of the exchange property.  
27  
28 **ADDITIONAL TERMS AND CONDITIONS:**  
29 **REFRIGERATOR TO TRANSFER WITH PROPERTY AT ZERO DOLLAR VALUE.**  
30  
31 **SELLER WILL CONTRIBUTE TO BUYER AN AMOUNT NOT TO EXCEED 3% OF THE AGREED**  
32 **UPON SALES PRICE FOR BUYERS CLOSING COSTS, WHETHER RECURRING OR NON-**  
33 **RECURRING. SELLER WILL CREDIT BUYER THIS AMOUNT AT SUCCESSFUL CLOSE OF**  
34 **ESCROW; SELLER WILL NOT BE REQUIRED TO ADVANCE ANY FUNDS ON BEHALF OF**  
35 **BUYER. THIS CONTRIBUTION DOES NOT INCLUDE ANY FEES CHARGED THAT ARE NOT**  
36 **ALLOWED TO BE PAID UNDER A BY A BUYER OBTAINING A LOAN.**  
37  
38  
39 **EARNEST MONEY TO BE DEPOSITED WITHIN 48 HRS**  
40 **OF ACCEPTANCE OF THIS CONTRACT.**  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52 **THE FOLLOWING HAVE BEEN RECEIVED AND ACKNOWLEDGED BY BUYER:**  
53  Duties Owed by a Nevada Real Estate Licensee  
54  Environmental Contact List  
55  HUD Inspection For your Protection: Get a Home Inspection  
56  Information Regarding Private Well and Septic System  
57  Residential Disclosure Guide

Address 993 RIVER STREET ELKO NV, 89801

Buyer [Signature] and Seller [Signature] have read this page.

1 **THE FOLLOWING ADDENDA AND EXHIBITS ARE ATTACHED AND INCORPORATED**

- 2  Common Interest-Community Information Statement "Before You Purchase Property in a Common-Interest Community ..."  
3  Consent to Act  
4  Residential/Lease Rental Agreement  
5  Lead Based Paint Addendum (if property built prior to 1978)  
6  Range Land Disclosure  
7  SELLER Financing Addendum (Residential)  
8  Short Sale Addendum to the Offer and Acceptance Agreement  
9  Short Term Agreement to Occupy After Close of Escrow  
10  Used Manufactured/Mobile Home Disclosure  
11  Other \_\_\_\_\_  
12

13 **TIME IS OF THE ESSENCE** Time is of the essence of this Agreement.  
14

15 **NEVADA LAW TO APPLY** Nevada law shall apply to the interpretation and enforcement of this Agreement.  
16

17 **SELLER DEFAULT** If SELLER defaults in the performance of this Agreement, BUYER shall have the right to recover from  
18 SELLER all of BUYER'S actual damages that BUYER may suffer as a result of SELLER'S default, and to pursue any and all other  
19 remedies available at law or in equity (including specific performance).  
20

21 **BUYER DEFAULT** BUYER must initial only one of the following.

22 If BUYER defaults in the performance of this Agreement SELLER shall have the right to:

23 A. [ CA ] [ \_\_\_\_\_ ] (Buyer Initials) Liquidated Damages: SELLER may retain, as its sole legal recourse, the earnest money  
24 deposit. BUYER and SELLER hereby acknowledge that SELLER'S actual damages would be difficult to measure and that the  
25 earnest money deposit is a fair and reasonable estimate of such damages.

26 OR

27 B. [ \_\_\_\_\_ ] [ \_\_\_\_\_ ] (Buyer Initials) Actual Damages: SELLER shall have the right to recover from BUYER all of SELLER'S  
28 actual damages that SELLER may suffer as a result of BUYER'S default, and to pursue any and all other remedies available at law  
30 or in equity.  
31

32 **MEDIATION** For information purposes only. If a dispute arises out of or relates to this Agreement, or its breach, the parties are  
33 aware that the local Association of REALTORS® has a Dispute Resolution Service (DRS) available. A DRS brochure is available  
34 upon request.  
35

36 **ATTORNEY FEES** In the event either party is required to engage the services of an attorney to enforce this Agreement, the  
37 prevailing party in any proceeding shall be entitled to an award of reasonable attorney's fees, legal expenses and costs.  
38

39 **CODE OF ETHICS** Not all real estate licensees are REALTOR(S)®. A REALTOR® is a member of the National Association of  
40 REALTORS® and therefore subscribes to a higher ethical standard in the industry, known as the REALTOR® Code of Ethics. To  
41 receive a copy of the REALTOR® Code of Ethics, ask your real estate professional OR, the local Association of REALTORS®.  
42

43 **PROFESSIONAL CONSULTATION ADVISORY** A real estate Broker is qualified to advise on real estate. The parties are  
44 advised to consult with appropriate professionals including, but not limited to, engineers, surveyors, appraisers, lawyers, CPAs, or  
45 other professionals, on specific topics including, but not limited to, land use regulation, boundaries and setbacks, square footage,  
46 physical condition, legal, tax, water rights and other consequences of the transaction.

Address 993 RIVER STREET ELKO NV, 89801

Buyer [ CA / \_\_\_\_\_ ] and Seller [ CS / \_\_\_\_\_ ] have read this page.

1 SELLER has agreed, by separate listing agreement, to pay real estate commissions for services rendered, at close of escrow.  
2 As published in the MLS, ~~3%~~ % of the accepted price, or \$ \_\_\_\_\_, shall be paid to the BUYER's Broker,  
3 REMAX GOLD 1.25%, irrespective of the agency relationship.

4  
5 EXPIRATION OF OFFER This offer shall expire unless acceptance, including delivery thereof, to BUYER or to  
6 Christina Assu on/or before 5:00 A.M. / P.M. on JUNE 21, 2016

7  
8 ENTIRE AGREEMENT This document and the documents incorporated and attached contain the entire Agreement of the parties  
9 and supersede all prior Agreements or representations with respect to the property which are not expressly set forth herein. This  
10 Agreement may be modified only in writing, signed and dated by both parties. Both parties acknowledge that they have not relied on  
11 any statements of any real estate Brokers which are not herein expressed. BUYER acknowledges having read and approved each of  
12 the provisions of this Agreement and agrees to purchase the described property for the price and on the terms and conditions  
13 specified.

14  
15 BUYER *Yehon Heimer* DATE 6-20-16 TIME 3:45 PM  
16 YEHON HEIMER

17 BUYER \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_

18  
19 Representation: The BUYER's Licensee is:

20  
21 BUYER's Agent Name CHRISTINA ASSU BUYER's Broker Name JESSICA JAMES

22  
23 BUYER's Agent License # 90175190 BUYER's Broker License # 80017015

24  
25 Phone 775 385 4538 <sup>Fax</sup> Company Name REMAX GOLD

26  
27 BUYER's Agent Email Christina.assu Office Address 905 Railroad  
28 @remax.net

29 BUYER's Agent Signature \_\_\_\_\_ City/State/Zip ELKO NV 89801  
30 (Licensee acknowledges receipt of deposit)

31  
32 SELLER'S ACCEPTANCE, COUNTER OFFER OR REJECTION OF AGREEMENT

33 SELLER acknowledges having read and approved each of the provisions of this Agreement. Authorization is hereby given the  
34 Brokers in this Agreement to deliver a signed copy to BUYER and to disclose the terms of sale to members of a Multiple Listing  
35 Service or Association of REALTORS® at close of escrow.

36 SELLER to check one of the following options and date, time and sign this Agreement.

37  
38  Acceptance of Offer SELLER accepts this offer to purchase, agrees and has the authority to sell the above described property  
39 on the terms and conditions as stated herein.

40  
41  Counter Offer SELLER signs this offer subject to a Counter Offer dated \_\_\_\_\_.

42  
43  Rejection SELLER rejects the foregoing offer.

44  
45 SELLER Alexander T Perez DATE 6-20-16 Time 4:24

46  
47 SELLER \_\_\_\_\_ DATE \_\_\_\_\_ Time \_\_\_\_\_

48  
49 Representation: The SELLER's Licensee is:

50  
51 SELLER's Agent Name CHRISTINA ASSU SELLER's Broker Name JESSE JAMES  
52 (Print Name)

53 SELLER's Agent's License # 90175190 SELLER's Brokers License # 80017015

54  
55 Phone 775 385 4538 <sup>Fax</sup> Company Name Roman Gold

56  
57 SELLER's Agent Email Christina.assu Office Address 905 Railroad ST  
58 @remax.net

59 SELLER's Agent Signature \_\_\_\_\_ City/State/Zip ELKO NV 89801

Address 993 RIVER STREET ELKO NV, 89801





**STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
MANUFACTURED HOUSING DIVISION  
1830 E College Pkwy, Suite 120  
Carson City, NV 89706  
Phone 775-684-2940; Fax 775-684-2949**

**BILL OF SALE**

(FOR USE IN TRANSFERRING OWNERSHIP OF PERSONAL PROPERTY MANUFACTURED/MOBILE HOMES ONLY)

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of \$ 9400.00 and other valuable consideration, the receipt whereof is hereby acknowledged, the undersigned (SELLER) does hereby sell, transfer and deliver unto: Alejandro I. Perez

(Name of Buyer)

**BUYER MAILING ADDRESS:** 235 Keppler Drive  
 Elko NV 89801  
 CITY STATE ZIP

his/her right, title and interest in and to the following described structure:

**MAKE:** Commandore **MODEL:** Bayshore **YEAR:** 1981

**SERIAL #** R13367A **SIZE:** 14' X 66'

**PHYSICAL LOCATION:** 811 Westwood Drive Elko NV 89801  
 Address City State Zip

The said Seller hereby warrants that he/she is the lawful owner of said structure; that it is free from all liens and encumbrances except a lien in favor of: (IF NO LIENS EXIST AT TIME THIS BILL OF SALE IS EXECUTED WRITE THE WORD "NONE")

NONE  
 (NAME OF LIENHOLDER)  
 NONE NONE NONE NONE  
 (LIENHOLDER ADDRESS) (CITY) (STATE) (ZIP)

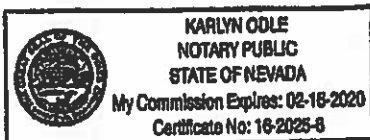
that he/she has the right to sell the same aforesaid, and that he will warrant and defend the Certificate of Ownership of same against the claims and demand of all persons whomsoever except lienholders noted above.

Signature of Seller (s) [Signature] Date: 08-06-2016  
 Signature of Seller (s) [Signature] Date: \_\_\_\_\_

State of Nevada County of Elko  
 Subscribed and sworn to before me, Karlyn Odle the undersigned  
 (Name of Notary Public)

Notary Public, this 6 day of August, 2016  
 by Turpe J. Goddard  
 (Names of persons signing in presence of Notary Public)

[Signature]  
 Notary Public Signature



(2014 Revised)



**STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
MANUFACTURED HOUSING DIVISION  
1830 E. College Plkwy Suite 120, Carson City, NV. 89706  
Phone 775-684-2940; Fax 775-684-2949  
mhd.nv.gov**

State of Nevada  
County of Elko

**AFFIDAVIT, APPLICATION  
FOR CERTIFICATE OF OWNERSHIP**

The undersigned, *Alvarez* Aljando I Perez

Mailing Address 235 Keppler drive  
City Elko State NV Zip 89801

upon oath states as part of this application to the Manufactured Housing Division, Department of Business and Industry, for the issuance of a Certificate of Ownership for the structure herein described as follows:

MAKE: Commadore MODEL: Bayshore  
YEAR: 1981 SIZE: 14' X 66'  
SERIAL # RF3367A

That the said structure was obtained on or about the 5TH of AUGUST, 2016  
(Dny) (Month) (Year)  
from Tyrel J. Goddard  
(Name of Seller or Transferee)

Address 536 Morse Lane Space 16 City Elko State NV Zip 89801

And that said structure has been in (my, our) possession since that time. At the time (I, we) acquired this structure, the Certificate of Ownership for this structure was not obtained or is not negotiable for the following reasons:

\_\_\_\_\_

That a Certificate of Ownership has been issued in the State of Nevada.

That said structure is located at: 811 Westwood Drive  
(Physical location of home)  
Elko NV 89801  
(City) (State) (Zip)

(I, We) further state that to (my, our) knowledge, the structure is free and clear of any liens, encumbrances, lawful claims and demands of any person whatsoever, and that the structure is not involved in any existing or pending litigation, except a lien in favor of  
NONE

(NAME OF LIENHOLDER - IF NONE, STATE "NONE")  
Lienholder Address NONE  
City NONE State NONE Zip NONE  
Lien is in the sum of \$ NONE

STATE OF NEVADA DEPARTMENT OF BUSINESS & INDUSTRY  
MANUFACTURED HOUSING DIVISION  
AFFIDAVIT, APPLICATION FOR CERTIFICATE OF OWNERSHIP

Page 2 of 2

That (I, we) have good right and lawful authority to request the Division to issue a Certificate of Ownership on said structure to:

**NEW REGISTERED OWNER**  
(Please include vesting i.e. "or", "and", "jtwros")

**NEW LIENHOLDER**

Alejandro I. Perez

NONE

235 ~~455~~ Keppler Drive

NONE

Elko Nv 89801

NONE

The statements and declarations herein contained are for the specific purpose of inducing said Division to issue a Certificate of Ownership; that (I, we) shall and will assume, fully pay, satisfy and discharge any and all liens, claims or encumbrances disclosed herein or any others that may be shown or proved to be upon or against said structure and indemnify and save harmless said Division and the State of Nevada on account of the issuance of said Certificate of Ownership on said structure as aforesaid.

(I, We) hereby certify under penalty of perjury that the foregoing is true and correct.

IN WITNESS WHEREOF, this instrument has been executed this 6th day of August, 2016.  
(Month) (Year) (Day)

Signature [Signature]

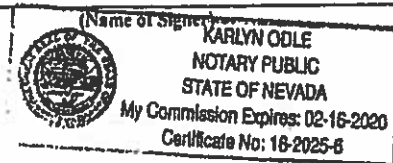
Signature Alejandro I. Perez

STATE OF Nevada COUNTY OF Elko

This instrument was acknowledged before me, Karlyn Odle the undersigned  
Notary Public, on this 6th day of August, 2016  
(Name of Notary Public)

by Tyerel J. Goddard and Alejandro I. Perez  
(Name of Signer)

[Signature]  
Notary Public Signature



**\*\*WARNING: Endorsement required by county assessor where mobile home is situated that all taxes have been paid before title can be transferred.\*\***

Signature of County Assessor \_\_\_\_\_ For Tax Year \_\_\_\_\_



TRANSFER OF OWNERSHIP ENDORSEMENTS

PURCHASER (TRANSFeree)

All signatures must be made with Pen and Ink.

Signatures for organizations must include the Organization Name and the Name and Title of the person authorized to sign for that organization.

The undersigned OWNERS of the structure described on the face of this Certificate have transferred to the undersigned PURCHASER with the consent of the LIENHOLDER as evidenced by signature on Line 2, interest therein and PURCHASER has accepted transfer and hereby makes application to the Nevada State Manufactured Housing Division for transfer of ownership of said structure.

Tyrell J. Goddard 01-19-2016  
SIGNATURE DATE

NOTE: If a box is not selected, the new certificate will be made to show (or).  
Tyrell J. Goddard  A/R  DR (CHECK ONE)  
NAME (PLEASE PRINT OR TYPE)  JUDGE

PHYSICAL LOCATION: 811 West Wood Drive space 09  
Elko Elko Nevada 89801  
CITY COUNTY STATE ZIP  
5364 Marshall Hwy Elko NV 89801  
MAIL ADDRESS CITY STATE ZIP CODE

This instrument has acknowledged by me on this 19th day of January 20 16  
by Tyrell J. Goddard and \_\_\_\_\_  
STATE OF Nevada

Notary Public - State of Nevada  
County of Elko  
ALMA SORIANO  
Above signatures of the OWNERS as designated on the face of this Certificate releases the OWNER'S interest in the described structure.

1. Irma Resendiz Rosa 1-19-2016  
SIGNATURE DATE

This instrument has acknowledged by me on this 19th day of January 20 16  
by Irma Resendiz and \_\_\_\_\_  
STATE OF Nevada

Notary Public - State of Nevada  
County of Elko  
ALMA SORIANO  
Above signatures of the OWNERS as designated on the face of this Certificate releases the OWNER'S interest in the described structure.

2. \_\_\_\_\_  
SIGNATURE DATE

Above signature of the LIENHOLDER as designated on the face of this Certificate releases the LIENHOLDER'S interest in the described structure.

3. \_\_\_\_\_  
SIGNATURE DATE

DEALER NAME (PLEASE PRINT OR TYPE) LIC. NUMBER

4. \_\_\_\_\_  
SIGNATURE DATE

5. \_\_\_\_\_  
NAME (PLEASE PRINT OR TYPE)

ADDRESS CITY STATE ZIP CODE

Immediately after all required signatures are made to release interest and change ownership (except Sale to Dealer) this Certificate must be presented to the Nevada State Manufactured Housing for transfer. The intended transfer is incomplete until new Certificate has been issued.

MANUFACTURED HOUSING DIVISION

B-0327559 Certificate of Ownership

WARNING  
There may be outstanding liens against this structure which do not appear on the face of this certificate. Interested person(s) should contact the Division.

OWNERS:  
IRMA RESENDIZ ROSA

TU-336700

ISSUE DATE: 01/12/2016  
THIS CERTIFICATE IS EVIDENCE OF LEGAL OWNERSHIP OF THE STRUCTURE IT DESCRIBES.  
THIS CERTIFICATE OF TITLE REMAINS IN FORCE AND EFFECT UNTIL ITS CANCELLATION.

Trade Area: SHORE  
Site: 14 x 66 ft.

WARNING  
ENDORSEMENT REQUIRED BY COUNTY ASSESSOR WHERE MOBILE HOME IS SITUATED THAT ALL TAXES HAVE BEEN PAID BEFORE TITLE CAN BE TRANSFERRED.  
Janice Ellis 1/19/16  
COUNTY ASSESSOR OR DEPUTY ASSESSOR  
Janice Ellis Tax Year

THIS TITLE IS VOIDED IF THERE IS ANY ALTERATION OR IF COLORED BACKGROUND IS ABSENT

TRANSFER OF OWNERSHIP INSTRUMENTS

PURCHASER (TRANSFEREE)

All signatures must be made with Pen and Ink.

Signatures for organizations must include the Organization Name and the Name and Title of the person authorized to sign for that organization.

The undersigned OWNERS of the structure described on the face of this Certificate have transferred to the undersigned PURCHASER with the consent of the LIENHOLDER as evidenced by signature on Line 2, interest therein and PURCHASER has accepted transfer and hereby makes application to the Nevada State Manufactured Housing Division for transfer of ownership of said structure.

Tyrell J. Geddard 01-19-2016  
SIGNATURE DATE

NOTE: If a box is not selected, the new certificate will be made to show (or).  
Tyrell J. Geddard  AND  OR (CHECK ONE)  
NAME (PLEASE PRINT OR TYPE)  JTROS

PHYSICAL LOCATION: 811 Westwood Drive space 09  
Elko Elko Nevada 89801  
CITY COUNTY STATE ZIP  
536 Morse Ln #16 Elko NV 89901  
MAIL ADDRESS CITY STATE ZIP CODE

This instrument was acknowledged before me on this 19th day of January 2016  
by Tyrell J. Geddard and IGN  
STATE OF Nevada

Notary Public - State of Nevada  
County of Elko  
ALMA SORIANO  
Above signatures of the OWNERS as designated on the face of this Certificate releases the OWNER'S interest in the described structure.

1. Irma Rosendiz Rosa 1-19-2016  
SIGNATURE DATE

This instrument was acknowledged before me on this 19th day of January 2016  
by Irma Rosendiz and IGN  
STATE OF Nevada

Notary Public - State of Nevada  
County of Elko  
ALMA SORIANO  
Above signatures of the OWNERS as designated on the face of this Certificate releases the OWNER'S interest in the described structure.

2. \_\_\_\_\_  
COMPANY NAME  
By: \_\_\_\_\_ SIGNATURE DATE  
Above signature of the LIENHOLDER as designated on the face of this Certificate releases the LIENHOLDER'S interest in the described structure.

3. \_\_\_\_\_  
DEALER  
SIGNATURE DATE  
DEALER NAME (PLEASE PRINT OR TYPE) LIC. NUMBER  
ADDRESS CITY ZIP CODE

5. \_\_\_\_\_  
NEW LIENHOLDER  
NAME (PLEASE PRINT OR TYPE)  
ADDRESS CITY STATE ZIP CODE

Immediately after all required signatures are made to release interest and change ownership (except Sale to Dealer) this Certificate must be presented to the Nevada State Manufactured Housing for transfer. The intended transfer is incomplete until new Certificate has been issued.