

A.P.N.: 001-051-04
File No: 152-2162651 (MJ)
R.P.T.T.: \$230.10

BOOK 397 PAGE 272-274
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
First American Title Co.
2004 OCT 13 - PM 2:14

EUREKA COUNTY, NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 16.00

193113

When Recorded Mail To: and Mail Tax Statements To:
Paul C. Athey
Wendy L. Athey
1241 Landerwood Drive
Reno, NV 89511

GRANT, BARGAIN and SALE DEED

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

Mary Jean Labarry, Trustee of the Mary Jean Labarry Family Trust dated May 15, 1994

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

Paul C. Athey and Wendy L. Athey, husband and wife as joint tenants with right of survivorship

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

Lots 1 and 2, Block 95, as shown on map of the Town of Eureka in the Recorders Office, Eureka County, Nevada, except that part described as follows:

Commencing at the Southwest corner of Block 78, on said Town of Eureka; Thence South 80°51' West, a distance of 46.45 feet to the Northeast corner of said Block 95; Thence South 10°31' East, a distance of 119.76 feet to the Southeast corner of said Block 95, the True Point of Beginning; Thence South 32°22' West, a distance of 16.82 feet; Thence South 37°08' West, a distance of 63.80 feet; Thence North 03°45' East, a distance of 50.00 feet; Thence North 52°27' East, a distance of 51.96 feet; Thence South 10°31' East, a distance of 16.76 feet to the True Point of Beginning.

And further except that part described as follows:

Commencing at the Southwest corner of said Block 78; Thence, South 80°51' West, a distance of 46.45 feet to the Northeast corner of said Block 95; Thence South 10°31' East, a distance of 100.00 feet to the Northeast corner of said Lot 2, the True Point of Beginning; Thence, South 10°31' East, a distance of 3.00 feet; Thence South 52°27' West, a distance of 51.96 feet; Thence, North 13°08'11" West, a distance of 26.64 feet; Thence, North 79°29' East, a distance of 47.50 feet to the True Point of Beginning.

That portion of Lot 3, Block 95 as shown on map of the Town of Eureka, in the Recorder's Office, Eureka County, Nevada, described as follows:

Commencing at the Southwest corner of said Block 78; Thence, South 80°51'W, a distance of 46.45 feet to the Northeast corner of said Block 95; Thence, South 10°31' East, a distance of 100.00 feet to the Southeast corner of said Lot 3; Thence, South 79°29' West, a distance of 47.50 feet, the True Point of Beginning; Thence, South 79°29' West, a distance of 117.94 feet; Thence, North 14° 38' West, a distance of 3.50 feet; Thence, North 74°18'36" East, a distance of 74.78 feet; Thence, South 87°20'19" East, a distance of 44.89 feet to the True Point of Beginning.

That portion of the Southeast Quarter (SE1/4) of Section 14, Township 19 North, Range 53 East, M.D.B. & M, Eureka County, Nevada, described as follows:

That portion of the former Railroad right of way between Blocks 94 and 95, as shown upon map of the Town of Eureka, in the Recorder's Office, Eureka County, Nevada described as follows:

Commencing at the Southwest corner of Block 78, said map of the Town of Eureka; Thence South 80°51'W, a distance of 46.45 feet to the northeast corner of said Block 95; Thence, South 10°31' East, a distance of 119.76 feet to the Southeast corner of Block 95; Thence South 32°22' West, a distance of 16.82 feet; Thence South 37°08' West, a distance of 63.80 feet to the True Point of Beginning; Thence, South 11°40'05" East, a distance of 33.00 feet; Thence south 55°04'24" West, a distance of 87.02 feet; Thence North 29°46' East, a distance of 24.00 feet; Thence North 40°51' East, a distance of 79.90 feet to the True Point of Beginning.

All of the above as shown upon Record of Survey of Lot Line Adjustment for Mary Jean LaBarry recorded October 30, 1989 as Document 130564, Eureka County, Nevada.

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: 10/07/2004

Mary Jean Labarry, Trustee of the Mary Jean Labarry Family Trust dated May 15, 1994

Mary Jean Labarry
Mary Jean Labarry, Trustee

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **EUREKA**)

This instrument was acknowledged before me on October 8, 2004 by **Mary Jean Labarry.**

Marian L. Jenkins
Notary Public

(My commission expires: 10-17-06)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 07, 2004** under Escrow No. **152-2162651.**

193113

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

a) 001-051-04
 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 ONLY	
Document/Instrument #	<u>193113</u>
Book	<u>397</u> Page: <u>272</u>
Date of Recording:	<u>October 13, 04</u>
Notes:	_____

3. Total Value/Sales Price of Property:

\$59,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$59,000.00

Real Property Transfer Tax Due \$230.10

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 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: Mary Jean Labarry Capacity: seller

Signature: Paul C. Athey Capacity: Escrow Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mary Jean Labarry Family Trust

Print Name: Paul C. Athey and Wendy L. Athey

Address: P.O. Box 315

Address: 1241 Landerwood Drive

City: Eureka

City: Reno

State: NV Zip: 89316

State: NV Zip: 89511

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

Print Name: First American Title Company of Nevada

File Number: 152-2162651 MJ/MJ

Address: 768 Aultman Street, Ely, NV 89301, P.O. Box 151049

City: Ely

State: NV Zip: 89315

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