

DOC # 0213497

07/02/2009

02:10 PM

**Official Record**

Recording requested By  
STEWART TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$643.50

Recorded By: FES

Book- 0489 Page- 0140

APN 001-154-01

GRANTEE'S ADDRESS:

P.O. Box 719

Eureka, Nevada 89316

#1018251-27



0213497

**DEED OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

THIS INDENTURE, made the 23 day of June, 2009,  
by and between CHARLES W. LEIGHTON and WILMA G. LEIGHTON, AS  
TRUSTEES OF THE CHARLES W. LEIGHTON AND WILMA G. LEIGHTON REVOCABLE  
LIVING TRUST, parties of the first part and hereinafter referred to  
as "Grantors", and BERNARD ZUNINO and MARY ZUNINO, husband and  
wife, as community property with right of survivorship, parties of  
the second part and hereinafter referred to as "Grantees";

**W I T N E S S E T H:**

That the said Grantors, for and in consideration of the  
sum of Ten Dollars (\$10.00) lawful money of the United States of  
America, and other good and valuable considerations, the receipt  
whereof is hereby acknowledged, do hereby grant, bargain and sell  
unto said Grantees, as community property and to the survivor of  
them and to the heirs of such survivor, forever, all those certain  
lots, pieces or parcels of land situate, lying and being in the  
County of Eureka, State of Nevada, and bounded and particularly  
described as follows, to-wit:

....

....

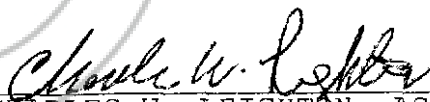
Lots 1, 2, 3, 4, 5, 6, 7 and 8, in Block 63 of the Town of Eureka, County of Eureka, State of Nevada, as the same appear upon the official map thereof on file in the Office of the Eureka County Recorder.

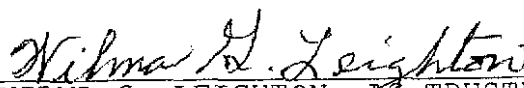
EXCEPTING THEREFROM all uranium, thorium, or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value lying in or under said land as reserved by THE UNITED STATES OF AMERICA, recorded December 19, 1947, in Book 23, at Page 226, of Deed Records, Eureka County, Nevada. ⑧

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

TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said Grantees, as joint tenants and not as tenants in common, and to the heirs of the survivor of them, forever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands the day and year first above written.

  
CHARLES W. LEIGHTON, AS TRUSTEE  
OF THE CHARLES W. LEIGHTON AND  
WILMA G. LEIGHTON REVOCABLE  
LIVING TRUST

  
WILMA G. LEIGHTON, AS TRUSTEE  
OF THE CHARLES W. LEIGHTON AND  
WILMA G. LEIGHTON REVOCABLE  
LIVING TRUST

STATE OF NEVADA )  
COUNTY OF Eureka ) ss.

On June 23, 2009, personally appeared before me, a Notary Public, CHARLES W. LEIGHTON AND WILMA G. LEIGHTON, AS TRUSTEES OF THE CHARLES W. LEIGHTON AND WILMA G. LEIGHTON REVOCABLE LIVING TRUST, personally known or proved to me to be the persons whose names are subscribed to the above instrument who acknowledged that they executed the instrument.

Glady Goicoechea  
NOTARY PUBLIC





**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

- a) 001-154-01  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

**2. Type of Property**

- |   |  |
|---|--|
| a) <input type="checkbox"/> Vacant Land     | b) <input checked="" type="checkbox"/> Single Family Residence |
| c) <input type="checkbox"/> Condo/Twnhse    | d) <input type="checkbox"/> 2-4 Plex                           |
| e) <input type="checkbox"/> Apartment Bldg. | f) <input type="checkbox"/> Commercial/Industrial              |
| g) <input type="checkbox"/> Agricultural    | h) <input type="checkbox"/> Mobile Home                        |
| i) <input type="checkbox"/> Other _____     |  |

**3. Total Value/Sales Price of Property**

	<u>\$165,000.00</u>
Deed in Lieu of Foreclosure Only (Value of Property) ( _____ )	
Transfer Tax Value	<u>\$165,000.00</u>
Real Property Transfer Tax Due:	<u>\$643.50</u>

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110 that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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: Charles W. Leighton Capacity: Grantor  
Charles W. Leighton, as trustee of the Charles W. Leighton and Wilma G. Leighton Revocable Living Trust

Signature: \_\_\_\_\_ Capacity: Grantee  
Bernard Zunino

**SELLER (GRANTOR) INFORMATION**

Print Name: Charles W. Leighton  
Address: P.O. Box 861  
City/State/Zip Eureka, NV 89316

**BUYER (GRANTEE) INFORMATION**

Print Name: Bernard Zunino  
Address: P.O. Box 719  
City/State/Zip Eureka, NV 89316

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)

Company Name: Stewart Title of Nevada - Northeastern Division Escrow No 1018251-27  
Address: 665 Campton Street  
City Ely State: NV Zip 89315

STATE OF NEVADA  
DECLARATION OF VALUERecording requested By  
STEWART TITLE

Eureka County - NV

Mike Rebaleati - Recorder

Page 1 of 2 Fee: \$16.00  
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## 2. Type of Property

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 c) ☐ Condo/Twnhse d) ☐ 2-4 Plex  
 e) ☐ Apartment Bldg. f) ☐ Commercial/Industrial  
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 i) ☐ Other \_\_\_\_\_

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( )

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d. REAL PROPERTY TRANSFER TAX DUE:

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**Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature:

Capacity: Grantor

Charles W. Leighton

Signature:

Capacity: Grantee

Bernard Zunino

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

Print Name: Charles W. Leighton

Address: P. O. Box 861

City/State/Zip Eureka, NV 89316

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

Print Name: Bernard Zunino

Address: P. o. Box 170

City/State/Zip Eureka, NV 89316100

**COMPANY/PERSON REQUESTING RECORDING** (required if not the Seller or Buyer)Company Name: Stewart Title of Nevada -  
Northeastern Division

Escrow No 1018251-27

Address: 665 Campton Street

City Ely State: NV Zip 89315

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