

JOINT TENANCY DEED

as Tenants in Common with Rights of Survivorship

APN: 001-031-10

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Theodore I. Vernes

Address: P.O. Box 142

City/State/Zip: Eureka, NV 89316

DOC # 0214604

02/12/2010 09:23 AM

Official Record

Recording requested By
THEODORE I. VERNES

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$14.00

Page 1 of 1

RPT: \$195.00

Recorded By: FES

Book- 497 Page- 0367



0214604

THIS INDENTURE made this 12th day of February, 2010, by and between
Theodore I. Vernes hereinafter referred to as Grantor(s), and
Theodore I. Vernes and Michael A. Mears hereinafter referred to as Grantees,
 whose address is (if applicable): 470 Nob Hill Avenue, situate in the
 City of Eureka, County of Eureka, State of Nevada.

WITNESSETH:

For valuable consideration received, Grantor(s) does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and heirs and assigns of the survivor forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

(Set forth legal description)

PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FOR ANGELO C. AND EMILIA S. TOGNONI FILED IN THE OFFICE OF THE COUNTY RECORDER OF EUREKA COUNTY, STATE OF NEVADA, ON JUNE 20, 1997, AS FILE NO. 166947, BEING A PORTION OF LOT 20, BLOCK 78, TOWN OF EUREKA

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and right of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances there-unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantor(s) has caused this conveyance to be executed the day and year first above written.

Theodore I. Vernes
 Signature of Grantor

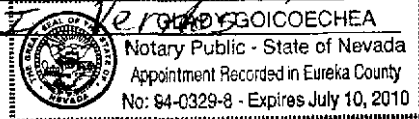
 Signature of Grantor

STATE OF NEVADA)
 COUNTY OF EUREKA)

This instrument was acknowledged before me on (date) February 12, 2010

By (person(s) appearing before notary public) Theodore I. Vernes

Stacy Goicoechea
 Notary Public



My Commission expires: July 10, 2010

(Notary Stamp)

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-214604

02/12/2010 09:23 AM

Official Record

Recording requested By
THEODORE I VERNES

FORRECO	Eureka County - NV	
Document#:	Mike Rebaleati - Recorder	
Book: -	Page 1 of 1	Fee: \$14.00
Date of Rec:	Recorded By: FES	RPTT: \$195.00
Notes:	Book- 497	Page- 0367

1. Assessor Parcel Number (s)

- a) 001031-10
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input checked="" type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 50,000.00

Transfer Tax Value: \$

Real Property Transfer Tax Due: \$ 195.00

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 Theodore I. Vernes Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: THEODORE I. VERNES

Address: PO BOX 142

City: EUREKA

State: NV Zip: 89316

(REQUIRED)

Print Name: THEODORE I. VERNES & MICHAEL H. VERNES

Address: PO BOX 142

City: EUREKA

State: NV Zip: 89316

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____