

DOC# 0216908

04/06/2011

01:16PM

Official Record

Recording Requested By
REAL ADVANTAGE LLC

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$41.00

Page: 001 of 003

RPTT: \$0.00

Recorded By FS

Book- 0513 Page- 0174



0216908

001-064-05

Commitment Number: 10NL58936

After Recording, Return to:

Real Advantage
1000 Commerce Dr Suite 420
Pittsburgh, PA 15275

SEND TAX STATEMENTS/BILLS TO:

Lionel Sidney Vaughn III, as co trustee of the Revocable Vaughn Family Living Trust,
Dated September 25, 2002 and Patricia Jane Vaughn, as co trustee of the Revocable
Vaughn Family Living Trust, Dated September 25, 2002
100 North Monroe Street, Eureka, NV

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

001-064-05

Exempt as a transfer to a trust pursuant to NRS Code Section 375.090(9)

QUITCLAIM DEED

Lionel S. Vaughn, also known as Lionel Sidney Vaughn III, and Patricia J. Vaughn, also known as Patricia Jane Vaughn, husband and wife, hereinafter grantors, of Eureka County, Nevada, to themselves in trust and without consideration paid, grant and quitclaim to Lionel Sidney Vaughn III and Patricia Jane Vaughn, Trustees of the Vaughn Family Living Trust, Dated September 25, 2002, hereinafter grantees, whose tax mailing address is 100 North Monroe Street, Eureka, NV 89316, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF EUREKA AND STATE OF NEVADA DESCRIBED AS FOLLOWS: LOTS 1, 2, AND 3 OF BLOCK 40 OF THE TOWN OF EUREKA, COUNTY OF EUREKA AND STATE OF NEVADA. BEING THE SAME PREMISES CONVEYED TO LIONEL S. VAUGHN AND PATRICIA J. VAUGH BY DEED DATED 08/29/08 AND RECORDED 10/02/08 AT BOOK 0478, PAGE 0238 OF THE EUREKA COUNTY, NEVADA RECORDS. MORE COMMONLY KNOWN AS: 100 NORTH MONROE STREET, EUREKA, NV
PARCEL#: 001-064-05

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: Volume 0478, page 0238

Executed by the undersigned on December 29th, 2010:

Lionel S. Vaughn

Lionel S. Vaughn

Patricia J. Vaughn

Patricia J. Vaughn

STATE OF California

COUNTY OF Alameda

The foregoing instrument was acknowledged before me on December 29th 2010 by **Lionel S. Vaughn and Patricia J. Vaughn**, who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.



Steve Glaser
Notary Public

Grantees' Names and Address:

Lionel Sidney Vaughn III and Patricia Jane Vaughn, Trustees of Vaughn Family Living Trust, Dated September 25, 2002

100 North Monroe Street, Eureka, NV 89316

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170



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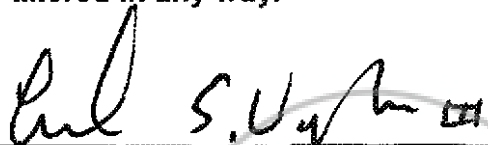
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TRUST AFFIDAVIT

This 29th day of December, 20010, The undersigned Affiant(s), **Lionel S Vaughn III and Patricia J Vaughn** (co-trustee if applicable), being duly sworn, deposes and says on oath that he/she/they are the Trustee(s) of the **Vaughn Family Living Trust** (hereinafter referred to as "Trust") and that pursuant to said Trust (see attached excerpt) the Trustee(s) have/has full power to sell, exchange mortgage, pledge and/or convey the following property:

Also commonly known as: 100 North Monroe Street
Eureka, NV 89316, (This information is given for informational purposes only).

Affiant(s) further state(s) that said Trust has not be revoked, rescinded, amended or altered in any way.



Signature: Trustee Lionel S Vaughn III


Signature: Co-Trustee Patricia J Vaughn

State of California)
County of Alameda) ss.

On this 29 day of December, 20010, before me a notary public personally appeared Lionel S Vaughn III and Patricia J Vaughn to me known o be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same of their own free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year above written.


Notary Public

My Term Expires: 04/21/2011

Our File Number: 10NL58936



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STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 001-064-05
b) _____
c) _____
d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#:	
Book:	Page:
Date of Recording:	
Notes:	

2. Type of Property:

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

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ NA
\$ NA
\$ NA
\$ NA

4. If Exemption Claimed:

a. Transfer Tax Exemption, per NRS 375.090, Section: 7

b. Explain Reason for Exemption:

Deed being filed to put vesting
in a trust

5. Partial Interest: Percentage being transferred: NA %

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 [Signature] Capacity 100
*** Signature [Signature] Capacity 100

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: James Vaughn
Address: 100 North Monroe St
City: Eureka
State: NV Zip: 89301

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: James Vaughn
Address: 100 North Monroe St
City: Eureka
State: NV Zip: 89301

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Nations Title Escrow # 226517754
Address: 9801 Logler Rd
City: Las Vegas State: NV Zip: 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)



DV-0216908

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