

**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**

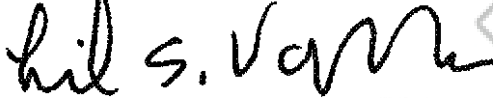
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

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 29<sup>th</sup>, 2010:



Lionel S. Vaughn



Patricia J. Vaughn

STATE OF California

COUNTY OF Alameda

The foregoing instrument was acknowledged before me on December 29<sup>th</sup> 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.





Notary Public

Grantees' Names and Address:

<b>Lionel Sidney Vaughn III and Patricia Jane Vaughn, Trustees of Vaughn Family Living Trust, Dated September 25, 2002</b>
<b>100 North Monroe Street, Eureka, NV 89316</b>

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



0216908

Book: 513 04/06/2011  
Page: 175 Page: 2 of 3

(Space above reserved for Recorder of Deeds certification)

### TRUST AFFIDAVIT

This 29<sup>th</sup> 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 is/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.

Lionel S. Vaughn III  
Signature: Trustee Lionel S Vaughn III

Patricia J Vaughn  
Signature: Co-Trustee Patricia J Vaughn

State of California )  
County of Alameda ) ss.

On this 29 day of December, 2010, 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.

Steve Glaser  
Notary Public

My Term Expires: 04/21/2011



# STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

- a) 001-064-05
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**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 Pkx         |
| 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) \$ NA

Transfer Tax Value: \$ NA

Real Property Transfer Tax Due: \$ 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 holding 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**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: James Naughton

Address: 206 North Grand St

City: Eureka

State: NV Zip: 89301

(REQUIRED)

Print Name: James Naughton

Address: 100 North Grand St

City: Eureka

State: NV Zip: 89301

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Notations Title Escrow # 226513754

Address: 9801 Legler Rd

City: Las Vegas State: NV Zip: 89119

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)



DV-0216908