

A.P.N.: 001-051-05  
File No: 121-2420916 (MLR)  
R.P.T.T.: \$EXEMPT

When Recorded Mail To: Mail Tax Statements To:  
Karen Lynne Labarry  
7533 Gold Drive  
Reno, NV 89506

DOC# 220442  
05/11/2012 02:12PM

**Official Record**

Requested By  
FIRST AMERICAN TITLE RENO  
Eureka County - NV  
Mike Rebaleati - Recorder

Page: 1 of 7 Fee: \$20.00  
Recorded By FS RPTT: \$0.00  
Book- 0531 Page- 0351



0220442

**GRANT, BARGAIN and SALE DEED**

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

Karen Lynne Labarry, an unmarried woman and Maureen Ann Torres, an unmarried woman and Adrian Daniel Labarry, a single man and Rayna Brie Baca and Luke Baca, wife and husband

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

Karen Lynne Labarry, a widow

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

**PARCEL 1:**

**A PORTION OF LOT 2, BLOCK 95, IN THE TOWN OF EUREKA, COUNTY OF EUREKA, STATE OF NEVADA, AS SHOWN ON THE OFFICIAL MAP NOW ON FILE IN THE OFFICE OF THE COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 78;**

**THENCE SOUTH 80 DEGREES 51 MINUTES WEST, A DISTANCE OF 46.45 FEET TO THE NORTHEAST CORNER OF BLOCK 95;**

**THENCE SOUTH 10 DEGREES 31 MINUTES EAST, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 95, THE TRUE POINT OF BEGINNING**

**THENCE SOUTH 10 DEGREES 31 MINUTES WEST, A DISTANCE OF 3.00 FEET;**

**THENCE SOUTH 52 DEGREES 27 MINUTES WEST, A DISTANCE OF 51.96 FEET;**

**THENCE NORTH 13 DEGREES 08 MINUTES 11 SECONDS EAST, A DISTANCE OF 26.64 FEET;**

**THENCE NORTH 79 DEGREES 29 MINUTES WEST, A DISTANCE OF 47.50 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 30, 1989 IN BOOK 205, PAGE 304 AS DOCUMENT NO. 130568.**

**PARCEL 2:**

**LOT 3, BLOCK 95, IN THE TOWN OF EUREKA, COUNTY OF EUREKA, STATE OF NEVADA, AS SHOWN ON THE OFFICIAL MAP NOW ON FILE IN THE OFFICE OF THE COUNTY.**

**EXCEPTING THEREFROM THAT PORTION DEEDED TO MARY JEAN LABARRY RECORDED OCTOBER 30, 1989 IN BOOK 205, PAGE 301 AS DOCUMENT NO. 130567 FILED IN THE EUREKA COUNTY RECORDER'S OFFICE.**

**PARCEL 3:**

**LOT 4, BLOCK 95, IN THE TOWN OF EUREKA, COUNTY OF EUREKA, STATE OF NEVADA, AS SHOWN ON THE OFFICIAL MAP NOW ON FILE IN THE OFFICE OF THE COUNTY.**

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: 05/02/2012

This document has been executed in counter part and to be recorded as one document



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Karen Lynne Labarry  
Karen Lynne Labarry

\_\_\_\_\_  
Maureen Ann Torres

Adrian Daniel Labarry  
Adrian Daniel Labarry

Rayna Brie Baca  
Rayna Brie Baca

Luke Baca  
Luke Baca

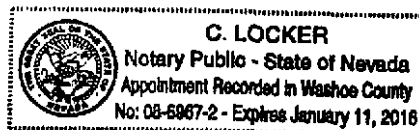
STATE OF **NEVADA** )  
                              ) : ss.  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on May 4<sup>th</sup>, 2012 by **Karen Lynne Labarry**.

C. Locker

\_\_\_\_\_  
Notary Public

(My commission expires: January 11, 2016 )



220442

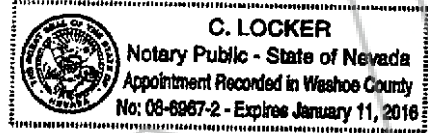
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STATE OF **NEVADA** )  
 : **SS.**  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on May 4<sup>th</sup>, 2012 by **Adrian Daniel Labarry.**

*C. Locker*

\_\_\_\_\_  
Notary Public  
(My commission expires: January 11, 2016 )



STATE OF **NEVADA** )  
 : **SS.**  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on May 4<sup>th</sup>, 2012 by **Rayna Brie Baca.**

*C. Locker*

\_\_\_\_\_  
Notary Public  
(My commission expires: January 11, 2016 )

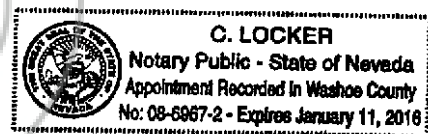


STATE OF **NEVADA** )  
 : **SS.**  
COUNTY OF **WASHOE** )

This instrument was acknowledged before me on May 4<sup>th</sup>, 2012 by **Luke Baca.**

*C. Locker*

\_\_\_\_\_  
Notary Public  
(My commission expires: January 11, 2016 )



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

This instrument was acknowledged before me on May \_\_\_\_\_, 2012 by **Maureen Ann Torres.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_ )



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

This instrument was acknowledged before me on May \_\_\_, 2012 by **Adrian Daniel Labarry.**

\_\_\_\_\_  
Notary Public  
(My commission expires: January 11, 2016 )

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

This instrument was acknowledged before me on May \_\_\_, 2012 by **Rayna Brie Baca.**

\_\_\_\_\_  
Notary Public  
(My commission expires: January 11, 2016 )

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

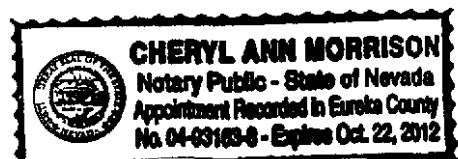
This instrument was acknowledged before me on May \_\_\_, 2012 by **Luke Baca.**

\_\_\_\_\_  
Notary Public  
(My commission expires: January 11, 2016 )

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

This instrument was acknowledged before me on May 3, 2012 by **Maureen Ann Torres.**

Cheryl Ann Morrison  
Notary Public  
(My commission expires: 10/22/12 )



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This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 02, 2012** under Escrow No. **121-2420916**.

COPY



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STATE OF NEVADA  
DECLARATION OF VALUE

DOC# DV-220442

05/11/2012 02:12PM

Official Record

Requested By  
FIRST AMERICAN TITLE RENO  
Eureka County - NV  
Mike Rebaletti - Recorder

Page: 1 of 1 Fee: \$20.00  
Recorded By FS PRTT: \$0.00

1. Assessor Parcel Number(s)

- a) 001-051-05 \_\_\_\_\_
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$150,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$150,000.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: deeding from kids to parent without consideration

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 parties agree that 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: [Handwritten Signature]  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

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

Karen Lynne Labarry, Maureen  
Ann Torres and Adrian Daniel  
Labarry, and Rayna Brie Baca

Print Name: and Luke Baca  
Address: 7533 Gold Drive  
City: Reno  
State: NV Zip: 89506

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

Print Name: karen Lynne Labarry  
Address: 7533 Gold Dr.  
City: Reno  
State: NV Zip: 89506

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

First American Title Insurance

Print Name: Company  
Address: 5310 Kietzke Lane, Suite 100  
City: Reno

File Number: 121-2420916 MLR/cf  
State: NV Zip: 89511-2043

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