

DOC# 231324

05/16/2016

02:27PM

Official Record

Requested By
PY PROPERTIES LLC

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 2 Fee: \$15.00

Recorded By LH RPTT: \$21.45

Book- 0590 Page- 0353



0231324

APN: 005-340-25

After recording please return to:

PY Properties LLC
3057 Nutley St. Suite 334
Fairfax, Va, 22031

Mail tax statements to above:

WARRANTY DEED

For and in consideration paid, the undersigned, **Michael E. Rangitsch & Theresa C. Kulenkamp**, residing at 680 Hawthorne Ave E, Saint Paul, Mn, 55106-1905, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **PY PROPERTIES LLC**, residing at 3057 Nutley St. Suite 334, Fairfax, Va, 22031, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION:

TOWNSHIP 30 NORTH, RANGE 50 EAST, MDB&M. Section 25: S1/2SE1/4

EXCEPTING THEREFROM 90 percent of the right, title and interest in and to coal, oil, gas and other minerals of every kind and nature, as reserved by Strathearn Cattle Company, in Deed recorded May 25, 1959, in Book 25, Page 297, Deed Records, Eureka County, Nevada.

Situate in the County of **Eureka** in the state of **Nevada**.

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is purchasing this property based on Grantee's judgement and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section shall be considered modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

Dated this 6 day of May, 2016

x Michael E. Rangitsch (Michael E. Rangitsch)

x Theresa C. Kulenkamp (Theresa C. Kulenkamp)

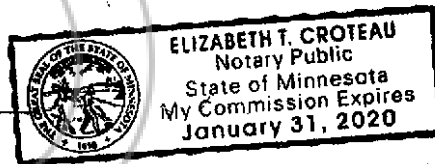
State of Minnesota

County of Ramsey

The foregoing instrument was acknowledged on 6 day of May, 2016 before me,
~~Michael E. Rangitsch and~~, personally

Elizabeth T. Croteau
appeared Michael E. Rangitsch & Theresa C. Kulenkamp, to me
known to be the person (or persons) described in and who executed the foregoing instrument,
and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Elizabeth T. Croteau



Notary Public

Print Name: Elizabeth T. Croteau

My commission expires: _____

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Page: 354 2 of 2

STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC# DV-231324

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1. Assessor Parcel Number(s)

a) 005-340-25
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'/Ind'l
g) Agricultural h) Mobile Home
Other _____

FOR RECORDER'S OPTIONAL USE ONLY

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

3. Total Value/Sales Price of Property

\$ 5,040

Deed in Lieu of Foreclosure Only (value of property) _____

Transfer Tax Value: _____

\$ 3,040

Real Property Transfer Tax Due _____

\$ 21.45

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 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 [Signature] Capacity Buyer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Michael Ransitsch
Address: 680 Hawthorne AVE
City: Saint Paul
State: NV Zip: 89106-1905

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: PY Properties LLC
Address: 3057 W. Hwy 97, Suite 334
City: Salt Lake
State: UT Zip: 84119

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

Print Name: _____ Escrow #: _____
Address: _____ State: _____ Zip: _____
City: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED