

APN:
005-400-27
Prepared By:
PY Properties LLC
3057 Nutley St. Suite 334
Fairfax, Va, 22031

After recording please return to:
PY Properties LLC
3057 Nutley St. Suite 334
Fairfax, Va, 22031

Mail tax statements to above:

DOC# 231591

06/23/2016

01:13PM

Official Record

Requested By
PY PROPERTIES LLC

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3 Fee: \$16.00
Recorded By LH RPTT: \$31.20
Book- 0592 Page- 0188



0231591

WARRANTY DEED

For and in consideration paid, the undersigned, **Carl D. Bare**, 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: 400-27, Township 29 North, Range 48 East, M.D.B&M Section 13, SE4

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 22 day of June, 2016

x Carl D. Bare (Carl D. Bare)

State of California

County of _____

The foregoing instrument was acknowledged on _____ day of _____, before me,
_____, personally

appeared Carl D. Bare, 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.

Attached

Notary Public

Print Name: DARINA R. ARMAUD

My commission expires: 05/23/2020



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California All Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California)

County of Sacramento)

On June 22, 2016 before me, Katrina R. Arnaud, Notary Public, personally appeared Carl D. Bare, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Katrina R. Arnaud
Signature of Notary

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and prevent fraudulent reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Date of Document: June 22, 2016

Number of Pages in words: Three

(Including this page)

Signer(s) Other Than Named Above: _____

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: Carl D. Bare

(☒) Individual(s)

(☐) Corporate Officer

Title(s):

(☐) Partner(s) - (☐) Limited (☐) General

(☐) Attorney-In-Fact

(☐) Trustee(s)

(☐) Guardian/Conservator

(☐) Other: _____

Right Thumb

Signer Representing: _____

Signer's Name: _____

(☐) Individual(s)

(☐) Corporate Officer

Title(s):

(☐) Partner(s) - (☐) Limited (☐) General

(☐) Attorney-In-Fact

(☒) Trustee(s)

(☐) Guardian/Conservator

(☐) Other: _____

Right Thumb

Signer Representing: _____



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STATE OF NEVADA
DECLARATION OF VALUE FORM

DOC# DV-231591

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Page: 1 of 1

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1. Assessor Parcel Number(s)

a) 005-400-27

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

FOR RECORDER'S OPTIONAL USE ONLY

Book: Page:

Date of Recording:

Notes:

3. Total Value/Sales Price of Property

\$ 8,000

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

\$ 8,000

Real Property Transfer Tax Due

\$ 31.20

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

Capacity

Grantor

Signature

Capacity

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name:

Address:

City:

State: Zip:

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: PY Properties LLC

Address: 3057 W. 16th St. Suite 334

City: Salt Lake

State: UT Zip: 84119

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

Print Name:

Escrow #:

Address:

City:

State: Zip:

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED