

**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



231591

Book: 592 06/23/2016  
Page: 189 2 of 3

**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/hers/their authorized capacity(ies), and that by his/hers/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: <u>Carl D. Bare</u>	Signer's Name: _____
<input checked="" type="checkbox"/> Individual(s)	<input type="checkbox"/> Individual(s)
<input type="checkbox"/> Corporate Officer	<input type="checkbox"/> Corporate Officer
Title(s):	Title(s):
<input type="checkbox"/> Partner(s) - ( ) Limited ( ) General	<input type="checkbox"/> Partner(s) - ( ) Limited ( ) General
<input type="checkbox"/> Attorney-In-Fact	<input type="checkbox"/> Attorney-In-Fact
<input type="checkbox"/> Trustee(s)	<input checked="" type="checkbox"/> Trustee(s)
<input type="checkbox"/> Guardian/Conservator	<input type="checkbox"/> Guardian/Conservator
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:
Right Thumb	Right Thumb
Signer Representing:	Signer Representing:

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'/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

\$ 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 [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 N. 16th St, Suite 334

City: Las Vegas

State: NV Zip: 89101

**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