

APN:  
005-400-27

After recording please return to:  
**Christopher Paul Shipley**  
**PO Box 90403**  
**Lakeland FL, 33804**

EUREKA COUNTY, NV	<b>2023-249998</b>
RPTT:\$126.75 Rec:\$37.00	
\$163.75 Pgs=2	<b>03/23/2023 11:07 AM</b>
PY PROPERTIES LLC	
KATHERINE J. BOWLING, CLERK RECORDER	

Mail tax statements to above:

## WARRANTY DEED

For and in consideration paid, the undersigned, **PY PROPERTIES LLC**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Christopher Paul Shipley**, 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 23<sup>rd</sup> day of March, 2023

x 

(Patrick Young of PY Properties LLC)

State of Virginia

County of Fairfax

The foregoing instrument was acknowledged on 23<sup>rd</sup> day of March, 2023 before me,  
Gian-Carlo Reyes, personally

appeared Patrick Young, 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.



**Notary Public**

Print Name: Gian-Carlo Reyes

My commission expires: 07/31/2026



**GIAN-CARLO REYES**  
**NOTARY PUBLIC**  
Commonwealth of Virginia  
ID# 7786062  
My Commission Expires  
July 31, 2026

# STATE OF NEVADA DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

a) 005-400-27  
b)  
c)  
d)

## 2. Type of Property:

a) ☒ Vacant Land  
c) ☐ Condo/Twnhse  
e) ☐ Apt. Bldg.  
g) ☐ Agricultural  
i) ☐ Other  
b) ☐ Single Fam Res.  
d) ☐ 2-4 Plex  
f) ☐ Comm'l/Ind'l  
h) ☐ Mobile Home

### FOR RECORDERS OPTIONAL USE ONLY

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 32,125.00  
Transfer Tax Value: \$  
Real Property Transfer Tax Due: \$ 126.75

## 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 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 Chris Paul Shipley Capacity Owner  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: PY Properties LLC  
Address: 6412 Brandon Ave Suite 713  
City: Springfield  
State: va Zip: 22150

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Christopher Paul Shipley  
Address: PO Box 90403  
City: Lakeland  
State: FL Zip: 33804

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)