

APN: 005-340-25

After recording please return to:
Daniel Robert Ahlgren
91 Johnny's Coal Rd.
Roundup MT, 59072

EUREKA COUNTY, NV
RPTT:\$105.30 Rec:\$37.00
\$142.30 Pgs=2
PY PROPERTIES LLC
KATHERINE J. BOWLING, CLERK RECORDER

2023-250046
04/19/2023 01:02 PM

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 **Daniel Robert Ahlgren**, residing at 91 Johnny's Coal Rd., Roundup MT, 59072 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

Dated this 23rd day of March, 2023

x. [Signature] (Patrick Young of PY Properties LLC)

State of Virginia
County of Fairfax

The foregoing instrument was acknowledged on 23rd 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.

[Signature]

Notary Public

Print Name: Gian-Carlo Reyes

My commission expires: 07/31/2026



GIAN-CARLO REYES
NOTARY PUBLIC
Commonwealth of Virginia
ID# 7788062
My Commission Expires
July 31, 2026

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 005-340-25
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input checked="" type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____

3. Total Value/Sales Price of Property:

	<u>\$ 26,520.00</u>
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	<u>\$ 105.30</u>

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 [Signature] Capacity Owner
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

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

(REQUIRED)
 Print Name: Daniel Robert Ahlgren
 Address: 91 Johnny's Coal Rd.
 City: Roundup
 State: MT Zip: 59072

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)