

**A.P.N.:** 007-395-11

**R.P.T.T.:** 234.00

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:  
Robert Dory and Allen Dory  
11 Vandal Way  
Eureka, NV 89316**

EUREKA COUNTY, NV  
RPTT:\$234.00 Rec:\$37.00  
\$271.00 Pgs=4  
LANDMARK TITLE ASSURANCE AGENCY OF  
KATHERINE J. BOWLING, CLERK RECORDER

**2025-254848**

**07/14/2025 02:59 PM**

## **GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That Kay Francis McDonald, a single woman

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and

Convey to Robert Dory, a married man, and Allen Dory, a married man

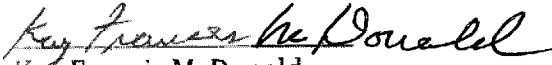
all that real property situated in Eureka County, State of Nevada, bounded and described as  
follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:  
585 El Dorado  
Eureka, NV 89316

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal  
property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and  
Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

  
Kay Francis McDonald  
FRANCES KFM

STATE OF NEVADA  
COUNTY OF Elko

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2025,

by Kay Francis McDonald

- See Attached -  
Signature of notarial officer

My Commission Expires:

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Orange

On June 27, 2025 before me, J. Mentz, Notary Public

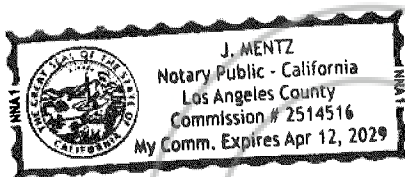
Date

Here Insert Name and Title of the Officer

personally appeared Kay Frances McDonald

Name(s) of Signer(s)

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.

Signature

*[Handwritten Signature]*

Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**EXHIBIT A**

APN: 007-395-11

PARCEL C OF LOT 2 OF PARCEL B OF L.D.M. OF E 1/2, S.17, T.20N, R53E. M.D.B.&M., AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN THE OFFICE OF EUREKA COUNTY, NEVADA RECORDER JANUARY 17, 1989 BY E.A. AND L.C. RASMUSSEN AS FILE NO. 126181.

EXCEPTING THEREFROM ALL THE OIL AND GAS IN AND UNDER SAID LAND AS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT RECORDED APRIL 15, 1966 IN BOOK 10, PAGE 331, OFFICIAL RECORDS.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 007-395-11  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:

- a) ☒ Vacant Land      b) ☐ Sgl. Fam. Residence  
c) ☐ Condo/twnhse      d) ☐ 2-4 Plex  
e) ☐ Apt. Bldg.      f) ☐ Comm'l/Ind'l  
g) ☐ Agricultural      h) ☐ Mobile Home  
☐ Other: \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument No.: \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

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

3. a. Total Value/Sale Price of Property: \_\_\_\_\_

\$60,000.00

b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

\$

c. Transfer Tax Value: \_\_\_\_\_

\$60,000.00

d. Real Property Transfer Tax Due: \_\_\_\_\_

\$234.00

4. **IF EXEMPTION CLAIMED:**

a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_

b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Kay Frances McDonald

Capacity: Grantor

Signature: \_\_\_\_\_

Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Kay Frances McDonald

Address: 400 E. ARBOR ST #5

City: LONG BEACH

State: CA Zip: 90805

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Robert Dory and Allen Edward Dory

Address: 11 Vandal Way

City: Eureka

State: NV Zip: 89311

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

Print Name: Landmark Title Assurance Agency of Nevada

Esc. #: 25-11051-RJ

Address: 455 8th Street

City: Elko State: NV Zip: 89801

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED