


THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

EUREKA COUNTY, NV
LAND-GBS
Rec:\$37.00
Total:\$37.00
PATRICIA J & LIONEL S VAUGHN

2025-254963
08/22/2025 08:30 AM
Pgs=6


00023229202502549630060064
KATHERINE J. BOWLING, CLERK RECORDER

PARCEL NUMBER: 007-380-71, 007-380-73, 007-380-88
WHEN RECORDED RETURN TO:
Patricia J Vaughn & Lionel S Vaughn - Trustees of the Vaughn Family Living Trust, Dated
September 25, 2002
3324 Jeanine Way
Castro Valley, California, 94546

GRANT DEED

THE GRANTOR(S),

- Patricia J Vaughn, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants

to the GRANTEE(S):

- Vaughn Family Living Trust, dated September 25, 2002, Patricia J Vaughn and Lionel S. Vaughn III, Trustee, 3324 Jeanine Way, Castro Valley, Alameda County, California, 94546,

the following described real estate, situated in Eureka, in the County of Eureka County, State of Nevada:

(LEGAL DESCRIPTION):

APN: 007-380-71 and 007-38--73

Lots 2 and 4 as shown on that certain parcel map for Earnest W. Taylor and Donna A. Taylor, filed in the office of the County Recorder of Eureka County, State of Nevada, on December 1,

1989, as file No. 130799, being a portion of Lot 9, Section 29, Township 20 North, Range 53 East, M.D.B&M.

APN: 007-380-88

Parcel No 1 of Lot 9 as shown on that certain parcel map and Record of Survey for BYRON Harris, filed in the office of the County Recorder of Eureka County, Nevada, recorded on August 29, 1979, as File No. 69399, located within Lot 9, Section 29, Township 20 North, Range 53 East.

EXCEPTING THEREFROM all oil and gas, lying in and under said land as reserved by the United States of America, in Patent recorded March 21, 1966, in Book 10, Page 205, File No. 41830, Official Records, Eureka County, Nevada.

Description is as it appears in Document No. 2021-247667, Official Records, Eureka County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Tax Parcel Number: 007-380-71, 007-380-73, 007-380-88

Mail Tax Statements To:

Patricia J Vaughn and Lionel S Vaughn, Trustees of the Vaughn Family Living Trust, Dated September 25, 2002
3324 Jeanine Way
Castro Valley, California 94546

Grantor Signatures:

DATED: August 18, 2025



Patricia J Vaughn
3324 Jeanine Way
Castro Valley, California, 94546

A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 ~~ALAMEDA~~ *Contra Costa*

On August 18, 2025 before me, Martha Rogers, Notary Public, personally appeared Patricia J Vaughn, 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.

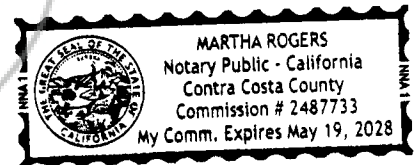
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Martha Rogers

Signature of Notary Public

(Notary Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

a) 007-380-71
b) 007-380-73
c) 007-380-88
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
Other _____

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Book: _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7
b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.

5. Partial Interest: Percentage being transferred: _____ %

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 Patricia J. Vaughn Capacity Grantor

Signature _____ Capacity _____

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

Print Name: Patricia J. Vaughn
Address: 3324 Jeanine Way
City: Castro Valley
State: California Zip: 94546

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

Print Name: Patricia J. Vaughn and Lionel S. Vaughn, III
Address: 3324 Jeanine Way Trustees of the Vaughn
City: Castro Valley Family Living
State: California Zip: 94546 Trust dated
September 25,
2002.

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

CERTIFICATION OF TRUST
(California Probate Code § 18100.5)

CALIFORNIA PROBATE CODE SECTION 18100.5 PROVIDES THAT THE TRUSTEE MAY PRESENT A CERTIFICATION OF TRUST TO ANY PERSON IN LIEU OF PROVIDING A COPY OF THE TRUST INSTRUMENT TO ESTABLISH THE EXISTENCE OR TERMS OF THE TRUST.

The undersigned declare under penalty of perjury under the laws of the State of California that:

1. On September 25, 2002, LIONEL SIDNEY VAUGHN III and PATRICIA JANE VAUGHN, as Trustors, created a trust named the Vaughn Family Living Trust, dated September 25, 2002 ("Trust"), and have transferred certain of their property to the Trust.
2. The undersigned are all of the current Trustees of the Trust.
3. The Trust grants to the Trustees all of the powers mentioned in California Probate Code Sections 16200 through 16249, without limitation, and also the power to buy and sell securities of any type, for cash or on margin.
4. The Trust is revocable. Only the Trustors may revoke the Trust.
5. The Trust provides that title to assets may be taken in any of the following ways, as directed by the Trustors: (a) LIONEL SIDNEY VAUGHN III and PATRICIA JANE VAUGHN, Trustees of the Vaughn Family Living Trust, dated September 25, 2002; (b) LIONEL SIDNEY VAUGHN III or PATRICIA JANE VAUGHN, Trustees of the Vaughn Family Living Trust, dated September 25, 2002; (c) LIONEL SIDNEY VAUGHN III, Trustee of the Vaughn Family Living Trust, dated September 25, 2002; or (d) PATRICIA JANE VAUGHN, Trustee of the Vaughn Family Living Trust, dated September 25, 2002.
6. No trust identification number is required for the Trust. The Trustors' social security numbers should be used instead.
7. The Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification of Trust to be incorrect. This Certification of Trust is being signed by all the currently acting Trustees of the Trust.

IN WITNESS WHEREOF, the Trustees have executed this Certification of Trust on September 25, 2002.

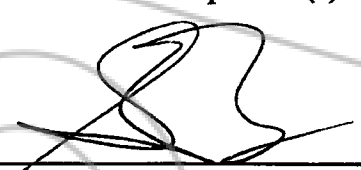

LIONEL SIDNEY VAUGHN III
TRUSTEE


PATRICIA JANE VAUGHN
TRUSTEE

STATE OF CALIFORNIA)
COUNTY OF ALAMEDA)

On September 25, 2002, before me, GARY D. BERGER, Notary Public, personally appeared LIONEL SIDNEY VAUGHN III and PATRICIA JANE VAUGHN, personally known to me (or 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.

WITNESS my hand and official seal.



GARY D. BERGER
Notary Public, State of California
My commission expires May 16, 2003

