

Recording Requested by:

Major A. Mastin and/or Victor B. Mastin  
When recorded mail to:  
620 E. Eldorado Lane  
Las Vegas, Nv. 89123

QUIT-CLAIM DEED

*J.M. [Signature]*  
For the consideration of ~~ONE HUNDRED THOUSAND DOLLARS~~ <sup>\$20,000.00 AND UP/100 Dollars</sup> and other valuable considerations, I or we,

John McClendon - Divorced Man

hereby Quit-Claim to

Major Mastin and/or Victor B. Mastin

all right, title, or interest in the following described real property situate in Lincoln County, State of Nevada  
Parcels # 013-160-04 and #013-160-05  
Property located in the NW1/4 of Section 11/ Township 3 South, Range 67 East, N.D.B.M.,  
located on both sides of the abandoned right of way of the Caliente-pioche branch of the  
Union Pacific Railroad described in a Quitclaim Deed filed in the Recorder's office,  
Nevada, in Real Estate Deeds Book 111, Page 637.

DATED: December 12, 2002

*John McClendon*  
Seller

*Victor B. Mastin*  
BY  
*Major A. Mastin*  
Buyer

STATE OF Arizona )  
County of Yuma ) ss.

This instrument was acknowledged and executed before me this 13 day of December, 2002  
by Sharon Pina

My Commission Expires:  
2-22-2004

*Sharon Pina*  
Notary Public



STATE OF Arizona )  
County of Yuma ) ss.

This instrument was acknowledged and executed before me this 13 day of December, 2002  
by Sharon Pina

My Commission Expires:

*Sharon Pina*  
Notary Public



Lincoln County

**DESCRIPTION**

All the real property situated in the County of Lincoln County, State of Nevada, bounded and described as follows:

Property located in the NW1/4 NW1/4 of Section 11, Township 3 South, Range 67 East, M.D.E. & M., located on both sides of the abandoned right of way of the Caliente-Poche branch of the Union Pacific Railroad described in a Quitclaim Deed filed in the Recorder's office, Lincoln County, Nevada, as Real Estate Deeds Book 111, Page 637, and further described as follows:

Part on the West side of the said U.P. Railroad right of way:

Beginning at the Northern-most point on the East quarter-quarter section line from which the Northwest corner of said Section 11 bears N26°20'22"W 1347.38 feet, monumented by a standard B.L.M. brass cap; thence S01°12'34"E 526.72 feet on the said East quarter-quarter section line to the West right of way of the said U.P. railroad, thence S27°00'19"W 772.21 feet on the said RR right of way to the South line of the said quarter-quarter section, thence S89°36'13"W 163.14 feet on the said South quarter-quarter line to the East right of way line of U.S. Highway 93; thence N22°27'47"E 1315.55 feet on the said East Highway 93 right of way to the point of beginning.

Part on the East side of the said U.P. Railroad right of way:

Beginning at a point where the said East RR right of way intersects with the South said quarter-quarter section line from which the said Northwest corner of said section 11 bears N43°26'39"W 1789.25; thence Northerly on the East said RR right of way N27°00'19"E 295.76 feet to the East said quarter-quarter section line; thence South on the said East quarter-quarter section line S01°12'34"E 262.60 feet to the South said quarter-quarter section line; thence West on the said South quarter-quarter section line S89°36'12"W 139.84 feet to the point of beginning.

Description of said railroad property within this quarter-quarter section and between the above parts:

Beginning at the Northern most point from which the Northwest corner of said section 11 bears N69°40'59"W 1,487.73 feet; thence S01°12'34"E 424.84 feet across the right of way on the East quarter-quarter section line to the East RR right of way line; thence on the said East RR right of way S27°00'19"W 295.76 feet; thence S89°36'14"W 225.28 feet on the South quarter-quarter line to the West RR right of way; thence N27°00'19"E 772.21 feet on the West said RR right of way line to the point of beginning.

Note: The above names and bounds description was prepared by: Leonard D. Smith, P.L.S., 309 Main Street Caliente, Nevada 89008.

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JRW

Filed for Recording  
At the Request of  
**First American Title**  
NO. 119 1 51  
Lester Bonchen  
DEF. TSN

119-1-51

NOV 1 1951

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 013-160-04  
b) 013-160-05  
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/Indl  
g)  Agricultural      h)  Mobile Home  
i)  Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
Document/Instrument # 119451  
Book: 170 Page: 56-57  
Date of Recording: Feb 6 2003  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property:

20,000.00  
( \$ \_\_\_\_\_ )  
Transfer Tax Value: 20,000.00  
Real Property Transfer Tax Due: 26.00

Doed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

4. Exemption Claimed:

a. Transfer Tax Exemption, per 375.080, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.080 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 discontinuance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest of 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: Virginia Wray Capacity: Title Officer  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)  
Print Name: John McClendon  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_

(REQUIRED)  
Print Name: Major Martin  
Address: 620E. Eldorado Loop  
City: Las Vegas  
State: NV Zip: 89123

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

Print Name: \_\_\_\_\_ File Number: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: NV Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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