

FILED FOR RECORDING
AT THE REQUEST OF

First American Title

2005 FEB 7 PM 1 55

LINCOLN COUNTY RECORDER
FEE 15.00 DEPOSE
LESLIE BOUCHER

A.P.N.: 004-041-24
File No: 152-2162059 (MJ)

When Recorded Return To: Mail Tax Statements To:
Peggy Hunsaker
3866 Augusta Drive
Syracuse, UT 84075

R.P.T.T.: ~~98.50K~~ exempt 375.090.3 & 9

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Russell David Hunsaker and Colleen L. Hunsaker, husband and wife

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Peggy J. Hunsaker, a widow

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Lincoln**, State of **Nevada**, described as follows :

That portion of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 5, Township 7 South, Range 61 East, M.D.B.&M., described as follows:

**Commencing at the southwest corner of the NE1/4 of the SW1/4 of Section 5, Township 7 South, Range 61 East, M.D.B.&M., thence running due east along the south line of said NE1/4 of SW1/4 a distance of 910 feet, more or less, to the west line of Main Street at the northeast corner of Lot 1, Block 46, Alamo Townsite on file in the Office of the County Recorder of Lincoln County;
Running thence North 1°23' West along the west side of said Main Street and the projection thereof a distance of 440 feet;
Thence South 88°37' West a distance of 125 feet to the true point of beginning;
Continuing thence South 88°37' West a distance of 125 feet;
Thence South 1°23' East, 100 feet;
Thence North 88°37' East 125 feet;
Thence North 1°23' West 100 feet to the point of beginning.**

NOTE: The above metes and bounds legal description previously appeared in document recorded February 13, 1987 in Book 73, page 569 as Document No. 86237 in the Office of the County Recorder, Lincoln County, Nevada.

The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

Russell David Hunsaker

Russell David Hunsaker

Date

Colleen L. Hunsaker

Colleen L. Hunsaker

Date

STATE OF UTAH

COUNTY OF

Fairfield

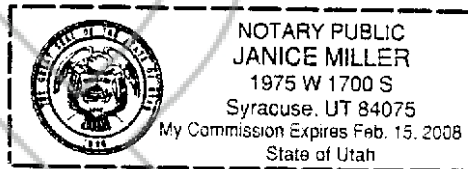
)
:SS.
)

This instrument was acknowledged before me on
1/31/05 by
Russell David Hunsaker and Colleen L. Hunsaker

Janice Miller

Notary Public

(My commission expires: 2-15-2008)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 004-041-24
- b) _____
- 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'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123756</u>
Book <u>196</u>	Page: <u>393-394</u>
Date of Recording:	<u>Feb 7, 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: _____

\$30,000.00

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

(\$ _____)

Transfer Tax Value: _____

\$30,000.00

Real Property Transfer Tax Due _____

~~\$30,000.00~~ -0-

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 3 & 9

b. Explain reason for exemption: To clear title & between son & mother

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 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: Peggy Hunsaker Capacity: Grantee

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Russell David Hunsaker and Colleen L. Hunsaker

Print Name: Peggy J. Hunsaker

Address: 3866 Augusta Dr.

Address: 3866 Augusta Dr.

City: Syracuse

City: Syracuse

State: UT Zip: 84075

State: UT Zip: 84075

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

Print Name: First American Title Company of Nevada

File Number: 152-2162059 MJ/SKW

Address: 768 Aultman Street

City: Ely

State: NV Zip: 89301

**STATE OF NEVADA
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- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	<u>123756</u>
Book	<u>1910</u> Page: <u>393-394</u>
Date of Recording:	<u>Feb 7 2005</u>
Notes:	_____

3. Total Value/Sales Price of Property: _____

\$30,000.00

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

(\$ _____)

Transfer Tax Value: _____

\$30,000.00

Real Property Transfer Tax Due _____

\$58.50

4. **If Exemption Claimed:**

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Signature: [Signature]

Capacity: Grantor

Signature: [Signature]

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

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