

FILED FOR RECORDING  
AT THE REQUEST OF

Arthur Fitzgerald  
2005 JUN 14 PM 2 01

LINCOLN COUNTY RECORDER  
FEE 15.00 504 SEP 05  
LESLIE BOUCHER

This document prepared by (and after recording return to):  
Name: Arthur Fitzgerald  
Firm/Company:  
Address: P.O. Box 515  
City, State, Zip: Caliente, Nevada 89008  
Phone: (775) 726-3400

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Assessor's Parcel No. = 03-072-04

**QUITCLAIM DEED**  
(Individual to Two Individuals)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ARTHUR FITZGERALD**, an Individual,  married  unmarried, hereinafter referred to as "Grantor", does hereby quitclaim unto **ARTHUR FITZGERALD** and **SUSAN MESSNER**,  married  unmarried, not as tenants in common and not as community property, but as joint tenants with rights of survivorship, hereinafter "Grantees", all the right, title, and interest in and to the following lands and property, together with all improvements located thereon, lying in the County of Lincoln, State of Nevada, to-wit:

Lots Number Four (4), Five (5) and the adjoining easterly half of Lot Numbered Six (6), in Block Numbered Thirty Seven (37) of the Alice C. Dixon Addition to the City of Caliente, as delineated on the Plat Thereof dated June 16, 1923, and filed in Book A of Plats, Page 43, as File no. 3364, Lincoln County, Nevada records.

Prior instrument reference: Book 191, Page 256, Document No. 0008234651409004, of the Recorder of Lincoln County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

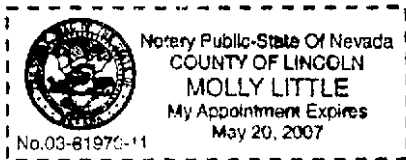
To the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other(s), the entire interest in fee simple shall pass to the surviving Grantee(s), and if one does not survive the other(s), then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the 13<sup>th</sup> day of June, 2005.

Arthur Fitzgerald  
Grantor  
Arthur Fitzgerald

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF LINCOLN        )

This instrument was acknowledged before me on this 13<sup>th</sup> day of June, 2005, by ARTHUR FITZGERALD.



(Seal)

Molly Little  
Notary Public  
Printed Name: Molly Little

My Commission Expires:  
5/20/2007

**Grantor(s) Name, Address, phone:**  
Arthur Fitzgerald  
45 Lincoln Street  
Caliente, Nevada 89008  
(775) 726-3400

**Grantee(s) Name, Address, phone:**  
Arthur Fitzgerald and Susan Messner  
45 Lincoln Street  
Caliente, Nevada 89008  
(775) 726-3400

**SEND TAX STATEMENTS TO GRANTEE**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 03-072-04  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: 202 Page: 471  
 Date of Recording: June 14, 2005  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 84,550.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 84,550.00  
 Real Property Transfer Tax Due \$ 329.75 331.50

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 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 Arthur Fitzgerald Capacity Grantor  
 Signature Susan Messner Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Arthur Fitzgerald  
 Address: 45 Lincoln Street  
 City: Caliente  
 State: Nevada Zip: 89008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Arthur Fitzgerald and Susan Messner  
 Address: 45 Lincoln Street  
 City: Caliente  
 State: Nevada Zip: 89008

**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