

A.P.N. # 01-101-04

RECORDING REQUESTED BY:  
Dylan V. Frehner, Esq.

MAIL TAX STATEMENTS TO:  
Same as below

WHEN RECORDED MAIL TO:  
J & S Properties, LLC  
34 Emerald Dunes Circle  
Henderson, NV 89052



**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: That JEFFREY V. PRESTON, the undersigned grantor, a tenant-in-common of the following described property and without consideration, does hereby remise, release and forever quitclaim to RENEE VINCENT AND RICHARD VINCENT, as tenants-in-common of the following described property, all his right, title and interest in and to those certain lots, pieces and parcels of land situate in the County of Lincoln, State of Nevada, and bounded and particularly described as follows, to-wit:

Lot 31 in Block 18 in the Town of Pioche, Lincoln County, Nevada as said lot and block are platted and described on the Official Plat of said Town of Pioche, now on file and of record in the Office of the County Recorder of said Lincoln County, Nevada and to which plat and the records thereof reference is hereby made for further particular description.  
ASSESSOR'S PARCEL NUMBER 01-101-04

TOGETHER WITH ALL AND SINGULAR, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.



TO HAVE AND TO HOLD, ALL AND SINGULAR, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.

EXECUTED AND DATED this 7 day of September, 2007

  
JEFFREY V. PRESTON

STATE OF CALIFORNIA            )  
  ): ss.  
County of \_\_\_\_\_            )

On this \_\_\_ day of \_\_\_\_\_, 2007, personally appeared before me, a Notary Public in and for said County and State, \_\_\_\_\_, known to me to be the persons described in and who executed the foregoing Quitclaim Deed, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

\_\_\_\_\_  
NOTARY PUBLIC



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Inyo

} ss.

On 9/7/07

Date

before me,

Katie L. Bardonney

notary public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Jeffrey V. Preston

Name(s) of Signer(s)

personally known to me

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.

Place Notary Seal Above

Katie L. Bardonney

Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Quitclaim Deed

Document Date: 9/7/07

Number of Pages: \_\_\_\_\_

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

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

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

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: \_\_\_\_\_

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

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: \_\_\_\_\_

State of Nevada  
Declaration of Value

DOC # DV-129905  
09/13/2007 09:36 AM  
Official Record

1. Assessor Parcel Number(s).

- a) 01-101-04
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECO  
Document/Ins:  
Book: \_\_\_\_\_  
Date of Record:  
Notes: \_\_\_\_\_

Recording requested By  
DYLAN FREHNER  
Lincoln County - NV  
Leslie Boucher - Recorder  
Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT:  
Book- 235 Page- 0396

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 \_\_\_\_\_

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: 4
- b. Explain Reason for Exemption: TENANT IN COMMON IS PASSING HIS INTEREST TO ANOTHER TENANT IN COMMON WITHOUT CONSIDERATION

1. 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 Dylan V. Frehner Capacity AGENT FOR GRANTEE.  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
REQUIRED

Print Name: JEFFREY V. PRESTON  
Address: 2354 GALLOWAY AVE  
City: BISHOP  
State: CA Zip: 93514

BUYER (GRANTEE) INFORMATION  
REQUIRED

Print Name: RENEE VINCENT  
Address: 34 EMERALD DUNES CIRCLE  
City: HENDERSON NV 89052  
State: NV Zip: 89052

COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: DYLAN V. FREHNER, ESQ. Escrow # \_\_\_\_\_  
Address: P.O. BOX 517  
City: PIOCHE State: NV Zip: 89043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)