

APN 12-040-09

APN 12-170-18

## QUITCLAIM DEED



0130763

This quitclaim deed dated the 28<sup>th</sup> day of December, 2007, by Estella Leora Hurst Kutcher, of the County of Lincoln, State of Nevada as Transferor, to the following individuals as Transferees and as tenants in common in the following manner:

**MIKE & MARIBAH COWLEY, husband and wife,  
P.O. Box 448, Panaca, Nevada 89042,  
½ interest in an undivided ¼ interest, that which is equal to 1/8 interest  
described as follows:**

**LAMOND & LEA HURST, husband and wife,  
P.O. Box 448, Panaca, Nevada 89042  
½ interest in an undivided ¼ interest, that which is equal to 1/8 interest  
described as follows:**

Transferor, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to such transferor paid, the receipt of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferees all of the interest of Transferor, if any, in and to that real property located North of the Town of Panaca, County of Lincoln, State of Nevada, and more certainly described as follows:

That part of land situated within the N1/2 SE1/4 SE1/4 of Sec. 32, Township 1 South, Range 68 East lying East of the right-of-way of the Pioche Branch of the Union Pacific Railroad; that part of the N1/4 SE1/4, Sec. 32, Township 1 South, Range 68 East lying East of the right-of-way of the Pioche Branch of the Union Pacific Railroad; that part of the W1/2 NW1/4 SW1/4, Sec. 33 Township 1 South, Range 68 E. lying East of the right-of-way of the Pioche Branch of the Union Pacific Railroad; that part of the W1/2 SW1/4 NW ¼, Sec 33, Township 1 South, Range 68 East lying East of the right-of-way of the Pioche Branch of the Union Pacific Railroad; and also: the following described land-Beginning at a point 660 feet East of the SW corner of NW1/4 SW1/4, Sec 33, Township 1 South, Range 68 East running thence 145 feet thence Northeasterly6 to a point on the North line of the NW1/4 SW1/4 of said Sec. 33, which point 990 feet East of the NW corner of said Sec. 33; then 330 feet west to a point 660 feet East of the NW corner of said Sec. 33; thence South along the West line of the E1/2 NW1/4 SW1/4 of Sec.



33, Township 1 South, Range 68 East to the place of beginning; and together with an undivided one-eight interest in and to the stream of water flowing down Condor Canyon, as conveyed in a certain deed wherein Charles Mathews, Sr., is grantor and George L. Edwards, William H. Edwards, and H.S. Edwards are grantees appearing in Book B-1 of Deeds at page 127, Lincoln County Records. (An alfalfa field North of Panaca, together with water rights for the same.)

Also included in this quitclaim deed:

Transferor, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, to such Transferor paid, the receipt of which is hereby acknowledged, remises, releases, and forever quitclaims to Transferees all of the interest of Transferor, if any, in and to that real property located in the Town of Panaca, County of Lincoln, State of Nevada, and more certainly described as follows:

Beginning at a point across the street known as First Street in the Town of Panaca, Lincoln County, Nevada, directly West of the Northwest corner of Lot number One (1) in Block number Five (5); thence North 2 rods, more or less, thence West 50 yards, more or less, thence South 34 rods, more or less, thence East 500 yards, more or less, thence North 32 rods, more or less, to the point of beginning, containing approximately twenty (20) acres of land, more or less; said land known as the Elizabeth Mathews Meadow or Pasture land and lying West of the West side Line of First Street in the Town of Panaca, Lincoln County, Nevada, together with all improvements thereon and all water rights belonging thereto.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to transferee, and transferee's heirs and assigns forever.

In witness thereof, Transferor has set her hand in PANACA, NEVADA, on the date first above written.

*Estella Leora Hurst Kutcher*  
Estella Leora Hurst Kutcher  
Transferor



# State of Nevada Declaration of Value

**DOC # DV-130763**  
01/07/2008 12:23 PM  
**Official Record**

Recording requested By  
MIKE COWLEY

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$16.00  
Recorded By: LB RPTT: \$52.65  
Book- 238 Page- 0419

1. Assessor Parcel Number(s)

- a) 12-040-09
- b) 12-170-18
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Building
- f)  Commercial /Ind'l
- g)  Agriculture
- h)  Mobile Home
- i)  other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document / Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value / Sales Price of Property

\$ 13,400<sup>00</sup>  
\$ \_\_\_\_\_  
\$ \_\_\_\_\_  
\$ 52.65

Deed In Lieu Only (value of forgiven debt)

Taxable Value

Real Property Transfer Tax Due:

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

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

The undersigned Seller (Grantor)/Buyer (Grantee), 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 1/2% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Estella Leda Nurse Kitcher Capacity \_\_\_\_\_

Signature Mike D. Cowley Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name ESTELLA LEDA NURSE KITCHER  
Address 5718 No. JONES BLVD  
City LAS VEGAS  
State NEVADA Zip 89130

Print Name Mike D. Cowley  
Address P.O. Box 448  
City PANACA  
State NV Zip 89042

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

Co. Name \_\_\_\_\_ Esc. # \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State: \_\_\_\_\_ Zip \_\_\_\_\_

(As a public record, this form may be recorded / microfilmed)