

Official Record

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT: \$468.00

Recorded By: LB

Book- 240 Page- 0166

A.P.N.: 001-193-06
File No: 363-4998081 (MKH)

When Recorded Return To:
Melissa Cheeney
P.O. Box 152
Pioche, NV 89043



R.P.T.T.: \$

QUITCLAIM DEED

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

Shane R. Cheeney

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Melissa Cheeney, a divorced woman

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:

See Exhibit 'A' attached hereto and made a part thereof

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

Shane R Cheeney 3-17-08
Shane R. Cheeney Date

Date



0131195

Book: 240
Page: 167

03/24/2008
Page: 2 of 3

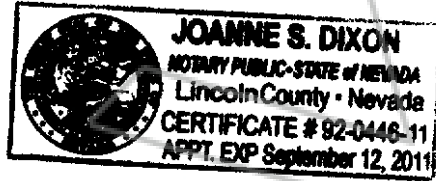
STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **LINCOLN**)

This instrument was acknowledged before me on
3-17-08 by

Shane R. Cheeney

Joanne S. Dixon
Notary Public

(My commission expires: 9-12-2011)



COOPER



EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Lincoln, State of Nevada and is described as follows:

PARCEL I:

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M. LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION ORF PARCEL 1 OF PARCEL MAP FOR JOHN AND ANITA LEE RECORDED JANUARY 20, 1983 IN PLAT BOOK A, PAGE 200 AS FILE 77097 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 1; THENCE SOUTH 0°22'30" WEST, 523.23 FT ALONG THE 1/4 SECTION LINE; THENCE NORTH 89°57'54" WEST, 251.92 FT; THENCE NORTH 0°22'00" EAST, 30.00 FT; THENCE N 0°39'52" WEST, 78.63 FT; THENCE NORTH 38°57'59" WEST, 124.00 FT; THENCE NORTH 0°22'00" EAST, 285.48 FT ALONG THE LINE BETWEEN PARCEL 1 AND 2; THENCE NORTH 37°59'35" EAST, 177.67 FT; THENCE SOUTH 64°22'04" EAST, 248.18 FT MORE OR LESS ALONG THE SOUTH LINE OF HIGHWAY 93 TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER NE1/4) SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 15; THENCE NORTH 89°58' EAST A DISTANCE OF 331.92 FEET, THENCE SOUTH 0°22' WEST A DISTANCE OF 30 FEET TO THE PLACE OF BEGINNING.

THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN DOCUMENTS RECORDED MARCH 24, 1995 IN BOOK 112 PAGE 562 AS INSTRUMENT 103231 AND RECORDED APRIL 25, 1988 IN BOOK 79 PAGE 435 AS INSTRUMENT 88655.

PARCEL II:

THAT PORTION OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 67 EAST, M.D.B. & M., LINCOLN COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCELS 1 AND 2 OF PARCEL MAP FOR JOHN AND ANITA LEE RECORDED JANUARY 20, 1983 IN PLAT BOOK A, PAGE 200 AS FILE 77097 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE NORTH 89°57'54" WEST, 100.00 FT; THENCE NORTH 0°22'00" E, 30.00 FT; THENCE NORTH 24°46'26" EAST, 176.58 FT; THENCE NORTH 61°41'58" EAST, 30.18 FT; THENCE SOUTH 38°57'36" EAST, 124.00 FT; THENCE SOUTH 0°K39'52" EAST, 78.63 FT; THENCE SOUTH 0°22'00" W, 30.00 FT; THENCE NORTH 89°57'54" WEST, 80.00 FT TO THE POINT OF BEGINNING.

NOTE: ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 19,2004 BOOK 193, PAGE395, AS INSTRUMENT NO. 123422

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**STATE OF NEVADA
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-193-06
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due

~~240,000.00~~
~~240,000.00~~ 240,000.00
 (\$ _____)
~~240,000.00~~
~~936.00~~ 468.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 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: [Signature]
 Signature: [Signature]

Capacity: agent for buyer
 Capacity: agent for seller

**SELLER (GRANTOR) INFORMATION
 (REQUIRED)**

**BUYER (GRANTEE) INFORMATION
 (REQUIRED)**

Print Name: Shane R Cheaney

Print Name: Melissa R Cheaney

Address: 5 Lee Drive

Address: 5 Lee Drive

City: Pioche

City: Pioche

State: NV Zip: 89043

State: NV Zip: 89043

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

Print Name: _____

File Number: 9015-2348094 CJ/IJR

Address: _____

City: _____

State: _____ Zip: _____

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