O9/22/2009

OFFICIAL
Recording requested By
THOMAS JOHN TALBOT

Lincoln County - NV
Leslie Boucher - Recorder
Fee. \$40.00 Page 1 of 2
RPTT: Recorded By: LB
Book- 251 Page- 0147

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This document prepared by
(and after recording please return to):

Name:
Daniel M. Hooge, Esq.
Address:
P.O. Box 532
City, State, Zip:
Caliente, NV 89008
Phone:
775-962-2665

**Assessor's Parcel No. = 001-034-08** 

## **QUITCLAIM DEED**

(Tenants-in-Common to themselves creating Joint Tenancy)

## 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, Thomas John Talbot and Teresa M. Hemmings Talbot, as tenants in common, hereinafter referred to as "Grantors", do hereby quitclaim unto Thomas John Talbot and Teresa M. Hemmings Talbot, as joint tenants with full rights of survivorship, hereinafter "Grantees", all the rights, 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 24, 25, 26, 27, and 28 in Block 41 of the Town of Pioche, as shown by map thereof recorded in Book 71, Page 433 in the office of the county recorder of Lincoln County, Nevada, and Assessor's Parcel Number 001-034-08.

Prior instrument reference: Book 77, Page 178, Document No. 87790, of the Recorder of Lincoln County, Nevada.

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

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' assigns forever, with all appurtenances thereunto belonging.

/////

/////

WITNESS Grantor(s) hand(s) this the \_\_\_\_ day of August 2009.

Grantor

Thomas John Talbot

Teresa M. Hemmings Talbot

STATE OF NEVADA

) :ss

COUNTY OF LINCOLN)

This instrument was acknowledged before me on this the

**r**eday of August 2009 by

Thomas John Talbot and Teresa M. Hemmings Talbot.

ARNOLDO J. CENTENO NOTARY PUBLIC - STATE OF NEVADA APPT. No. 07-3129-1 IY APPT. EXPIRES MARCH 13, 2011 Notary Public

Printed Name:

My Commission Expires:

Grantor Name, Address, phone:

Thomas John Talbot and

Teresa M. Hemmings Talbot

7529 Silver Leaf Way Las Vegas, NV 89147

(702) 873-7980

Grantees Name, Address, phone:

Jean M. Hemmings and

**Thomas John Talbot** 

7529 Silver Leaf Way

Las Vegas, NV 89147

(702) 873-7980

PLEASE SEND TAX STATEMENTS TO GRANTEE

## State of Nevada Declaration of Value

Address

City

Recording requested By THOMAS JOHN TALBOT 1. Assessor Parcel Number(s) Lincoln County - NV Leslie Boucher - Recorder Page 1 of 1 Fee: \$40.00 Recorded By LB Book- 251 Page- 0147 FOR RL Type of Property Document / Instrument # Single Family Res. Page: Condo/Townhouse 2-4 Plex Book: e) Apartment Building Commercial /Ind'l f) Date of Recording: h) Mobile Home Agriculture Notes: other 3. Total Value / Sales Price of Property 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. Capacity Signature Capacity SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** Print Name Thomas V Talko7 City State COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT BUYER OR SELLER) Co. Name Esc. #

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

State: