

To be Adjusted Out of Assessor's

Parcel No. 012-120-15



0141037

# Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS:

That the **Beacon Group** (Grantor) forever QUITCLAIMS, REMISES, AND RELEASES to the **Dean P. and Florence W. Thiriot Family Trust** (Grantee; c/o J. Steven Thiriot, 858 East 250 South, Bountiful, Utah 84010) its two-thirds undivided interest in the following described parcel:

Description of adjusted parcel:

An area of land on the north boundary of the town of Panaca, Nevada in the NE 1/4 SW 1/4 Section 4, T. 2 S., R. 68 E. M.D.M. which is traversed northerly & southerly by the Panaca Big Spring road and which is more particularly described as follows:

- Beginning at a standard B.L.M. brass cap, the C-S 1/16th corner;
  - Thence S 89°57'35" W 1332.35' to the SW 1/16th corner monumented by a rebar/Aluminum cap stamped L SMITH PLS 12751;
  - Thence N 89°40'50" W 498.33';
  - Thence N 00°18'13" W 343.59';
  - Thence N 89°58'38" E 1832.74' to the north-south centerline of said Section 4;
  - Thence S 00°02'29" W 346.15' to the point of beginning.
- Containing 14.55 acres more or less.
- End of description

The basis of bearings is the north-south centerline of Section 4, T. 2 S., R. 68 E., M.D.M. given as N 00°02'30" in the B.L.M. Dependent Resurvey.

IN WITNESS WHEREOF, THE Grantor has executed this deed this 2<sup>nd</sup> day of April, 2012.

John S. Hinckley - Beacon Group  
John S. Hinckley, Beacon Group



### Acknowledgement

State of Utah

County of Salt Lake

On this 2<sup>nd</sup> day of April, <sup>2012</sup>~~2000~~, before me, the undersigned Notary Public, personally appeared **John S. Hinckley**, who acknowledged the execution of the foregoing Quitclaim Deed, and who stated that any representations therein contained are true.

Witness my hand and Notary Stamp this 2<sup>nd</sup> day of April, 2012.

Amanda Heishman

Notary Public

My commission expires: 08-01-2015



Recording requested By  
J. STEVEN THIRIOT

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By AE RPTT  
Book- 270 Page- 0694

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) Property to be adjusted out of APN 012-
- 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: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust on File! a

No consideration - partial interest in property transferred to the Dean P. and Florence W. Thiriot Family Trust

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 #7

b. Explain Reason for Exemption: Property was inherited by my mother, Florence Wadsworth Thiriot, and her sister, Jo Wadsworth Hinckley (Beacon Group).

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 J. Steven Thiriot Capacity Co-trustee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: John S. Hinckley (Beacon Group)  
Address: 2573 Beacon Drive  
City: Salt Lake City  
State: Utah Zip: 84108-2406

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

Print Name: Dean P. & Florence W. Thiriot Family Trust  
Address: 858 E. 250 S.  
City: Bountiful  
State: Utah Zip: 84010

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

Print Name: J. Steven Thiriot, Co-trustee Escrow #: \_\_\_\_\_  
Address: 858 E. 250 S.  
City: Bountiful, Utah 84010 State: \_\_\_\_\_ Zip: \_\_\_\_\_