

**Official Record**Recording requested By  
STEVEN THIRIOT

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 3

RPTT:

Recorded By: AE

Book- 271 Page- 0288



0141155

## Quitclaim Deed

Assessor's Parcel No. for  
This Parcel B - 002-280-06

Assessor's Parcel No. for  
This Parcel C - 002-280-05

## 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** (c/o J. Steven Thiriot, 858 East 250 South, Bountiful, Utah 84010), its two-thirds undivided interest in the following described two property parcels:

Parcel B

This Parcel is known as **Parcel B** of the Parcel Map recorded as Plat Book B, Page 308 of the Lincoln County Records, and is located in the SE ¼ SW ¼ Section 4, T 2 S, R 68 E, M.D. Base and Meridian in Lincoln County, Nevada, and is more particularly described as follows:

Beginning on the north-south center line (of said Section 4), monumented by a BLM brass cap and which the south quarter corner of said Section 4 bears S 00°02'32" W 1291.00';

Thence S 00°02'32" W 342.12' \* along the said center of section line;

Thence S 89°57'35" W 577.90' \* to witness corner of the east boundary of a 50' county maintained road;

Thence continuing on line 28.47' to the centerline of said road;

Thence N 28°32'28" E 338.47' (a reference corner is set 25' on the east right-of-way boundary);

Thence N 25°26'39" E 49.74' to the north line of this parcel and the north line of this quarter-section;

Thence along the said 1/16<sup>th</sup> line N 89°57'35" E 27.69' \* to a right-of-way witness corner;

Thence continuing N 89°57'35" E 395.84' to the point of beginning.

Containing 4.034 acres, more or less. Subject to the 25' east half of a county maintained roadway along the westerly boundary of this parcel.

\* = to a 5/8" rebar with cap stamped "L SMITH PLS 12751". Basis of Bearing is the center section line recorded as N 00°02'32" E (from the



south quarter corner to the north quarter corner). The south quarter corner is a recent BLM dependent resurvey and not yet approved.  
End of description.

**Parcel C**

This parcel is known as **Parcel C** of the Parcel Map recorded as Plat Book B, Page 308 of the Lincoln County Records, and is located in the SE ¼ SW ¼ Section 4, T 2 S, R 68 E, M.D. Base and Meridian in Lincoln County, Nevada, and is more particularly described as follows:

Beginning at the SW 1/16<sup>th</sup> corner of said Section 4, monumented by a 5/8" rebar with aluminum cap stamped SW 1/16<sup>th</sup> "L SMITH PLS 12751";  
Thence N 89°57'35" E 908.82' to the center of an existing 50' county maintained road, and witnessed by a 5/8" rebar with cap stamped "L SMITH PLS 12751", which is N 89°57'35" E 27.69';  
Thence from the center of said road, S 25°26'39" W 49.74' along the center of said road having a witness corner set at the east 25' right-of-way boundary;  
Then S 28°32'28" W 338.47' along the center of said road to the south Parcel C boundary and the southeast corner of said Parcel C, having a witness corner set at the 25' right-of-way boundary, which is N 89°57'35" E 28.47' \*;  
Thence from the center of said existing road, S 89°57'35" W 725.65' \* to the 1/16<sup>th</sup> section line;  
Thence N 00°00'45" W 342.12' to the point of beginning.

Containing 6.429 acres, more or less.

Subject to the 25' west half of a county maintained roadway along the eastern boundary of this parcel. Also subject to a 16' easement for the Panaca Big Spring pipeline, the approximate location as shown on the parcel map.

\* = to a 5/8" rebar and cap stamped "L SMITH PLS 12751". Basis of Bearing is the north-south center of said Section 4 line from the north quarter corner to the south quarter corner recorded in a recent BLM dependent resurvey (not yet approved) as N 00°02'32" E.

End of description.

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

  
John S. Hinckley for Beacon Group

**ACKNOWLEDGEMENT**

State of Utah  
County of Salt Lake

On this 2<sup>nd</sup> day of April, 2012, before me the undersigned Notary Public, personally appeared **John S. Hineckley**, 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



# State of Nevada Declaration of Value

**DOC # DV-141155**  
05/08/2012 04:36 PM  
**Official Record**

Recording requested By  
STEVEN THIRIOT

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$16.00  
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**FOR RECORDERS OPTIONAL USE ONLY**  
Document / Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: Post on file  
Notes: Transferring with consideration

**1. Assessor Parcel Number(s)**

- a) Parcel B - 002-280-06
- b) Parcel C - 002-280-05
- 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 vacant land & agricultural land

**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: #7

b. Explain Reason for Exemption: Property originally inherited by my Mother, Florence W. Thiriot, & her sister, Jo W. Hinckley, in joint tenancy. Property divided between families with no consideration. Florence W. Thiriot represented by Dean P. & Florence Thiriot Family Trust & Jo W. Hinckley represented by the Beacon Group.

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 1/4% 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 for Dean P. & Florence W. Thiriot Family Trust  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

Print Name Beacon Group (Co) John S. Hinckley  
Address 2573 Beacon Drive  
City Salt Lake City  
State Utah Zip 84106

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

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

Co. Name Steven Thiriot Esc. # \_\_\_\_\_  
Address 858 E. 250 S.  
City Bountiful, Utah State: \_\_\_\_\_ Zip \_\_\_\_\_

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