



0141623

## RECORDING REQUESTED BY:

John H. Huston

## MAIL TAX STATEMENTS TO:

Same as below

## WHEN RECORDED MAIL TO:

John H. Huston  
P.O. Box 1030  
Caliente, NV 89008**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH: that **JOHN H. HUSTON** and **JAN J. COLE**, husband and wife ("**Grantors**"), previously by Grant, Bargain & Sale Deed, recorded June 21, 2012 as Document No. 0141605 in the Office of the County Recorder, Lincoln County, Nevada did convey the same real property as is described below to J&J Family Trust, a Montana trust ("**Grantee**"), in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Quitclaim and Convey to **J&J FAMILY TRUST**, a Montana trust dated June 23, 2004, its successors and assigns forever, all that certain real property situated in the County of Lincoln, State of Nevada, bounded and described as:

Parcel 1 as appearing and further described on: (i) that certain "Parcel Map" recorded July 18, 2005 as File No. 124902 in the Office of the County Recorder, Lincoln County, Nevada; and (ii) that certain "Subsequent Parcel Map" recorded November 8, 2005 as File No. 125536 in the Office of the County Recorder, Lincoln County, Nevada; and (iii) that certain "Parcel Map of Isolated Tracts" recorded December 19, 2005 as File No. 125665 in the Office of the County Recorder, Lincoln County, Nevada (a/k/a APN 013-140-18);

Together with: any and all water and water rights used on or appurtenant to above the described land; any and all privileges for access and improvement associated with or appurtenant to the above described land; any and all minerals and mineral rights, oil & gas and hydrocarbons, and soil, sand, gravel and rock on or under the above decried lands; all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof; and subject to: (1) all general and special taxes for the current year; and (2) covenants, conditions, restrictions, reservations, rights, rights-of-way and easements now of record.

DATE: June \_\_, 2012

**JOHN H. HUSTON**

By

  
John H. Huston**JAN J. COLE**

By

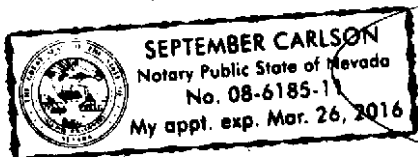


0141623

Book: 272  
Page: 513

06/28/2012  
Page: 2 of 2

This Grant, Bargain & Sale Deed, comprised of two (2) pages, including this page, was acknowledged before me on June 25, 2012 by John H. Huston and Jan J. Cole.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

COPIES

Recording requested By  
JOHN H. HUSTON

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$15.00  
Recorded By: AE RPTT:  
Book- 272 Page- 0512

STATE OF NEVADA  
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
  - APN 013-140-18
  - 
  - 
  -

- Type of Property:
 

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam. Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg	f) <input type="checkbox"/>	Comm'l/Ind'l
g) <input checked="" type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
	Other		

FOR RECORDER'S OPTIONAL USE ONLY

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: reviewed doc # 141605  
correcting legal description. ac

- Total Value/Sales Price of Property \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ \_\_\_\_\_ 0

- If Exemption Claimed:
  - Transfer Tax Exemption per NRS 375.090, Section 3
  - Explain Reason for Exemption: Correct legal description as shown on Document # 0141605
- Partial Interest: Percentage being transferred: 100 %

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] Capacity Seller

Signature [Signature] Capacity Seller

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

Print Name: John H. Huston Jan J. Cole  
 Address: P.O. Box 1030  
 City: CALENTE  
 State: NV Zip: 89008

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

Print Name: J & J Family Trust  
 Address: P.O. Box 1030  
 City: CALENTE  
 State: NV Zip: 89008

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

Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_