

Official RecordRecording requested By
DYLAN FREHNER

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

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RPTT:

Recorded By: AE

Book- 277 Page- 0308



0142855

APN: 12-200-20

RETURN RECORDED DEED TO:

Eric and Jo Wells
P.O. Box 202
Panaca, Nevada 89042

GRANTEE/MAIL TAX STATEMENTS TO:

Eric and Jo Wells
P.O. Box 202
Panaca, Nevada 89042**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 21st day of March, 2013, between, Constance M. Wells, Trustee of The Wells Family Trust and Estate Plan, dated August 7, 1998, and as, the party of the first part, hereinafter referred to as "GRANTOR", and Eric Jackson Wells and Jo Lanell Wells, as husband and wife, as joint tenants with right of survivorship, and as, the party of the second part, hereinafter referred to as "GRANTEES."

WITNESSETH:

That the GRANTOR, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby Quitclaim unto the GRANTEE and to their heirs and assigns forever, all its right, title and interest in and to those certain lots, pieces and parcels of land situate in, County of Lincoln, State of Nevada, and described as Parcel Two of the Grant, Bargain and Sale Deed filed with the Lincoln County Recorder's Office on May 24, 2004 as Document #122379 and more particularly described as follows, to-wit:

A tract in the Northeast portion of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 17, Township 2 South, Range 68 East, M.D.B.&M., more particularly described as:

Commencing at the northeast corner of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section 17, and running thence South, on Quarter Section line, about 264 feet to the north fence of the corral heretofore conveyed to MILTON L. WADSWORTH (by Lory M. and Myrtle Joy Free), running thence westerly along said fence line about 165 feet and thence on the same course as said fence about 225 feet (more or less) further to a point 20 feet west of the center line of the main water ditch; thence northerly on a line 20 feet west of the center line of said ditch about 270 feet (more or less) to the north line of said Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4); thence East along said Quarter Section line about 430 feet (more or less) to the point of beginning.



TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEE and to their heirs and assigns, forever.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand the day and year first above written.

Constance M. Wells Trustee

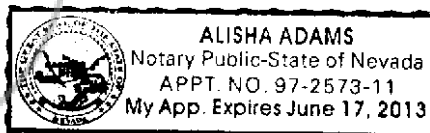
Constance M. Wells, Trustee of
The Wells Family Trust and Estate Plan,
dated August 7, 1998

State of Nevada)
)ss.
County of Lincoln)

On this 21st day of March, 2013, *** Constance M. Wells, Trustee of The Wells Family Trust and Estate Plan, dated August 7, 1998*** personally appeared before me and proved to me to be the person described in and who executed the foregoing Quitclaim Deed, who acknowledged that she executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Alisha Adams
NOTARY PUBLIC



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DYLAN FREHNER

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STATE OF NEVADA
DECLARATION OF VALUE FORM

- Assessor Parcel Number(s)
 - 12-300-20
 -
 -
 -

- Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" 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 type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
<input type="checkbox"/> Other	

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust on File - ae</u>	

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

- If Exemption Claimed:
 - Transfer Tax Exemption per NRS 375.090, Section 7
 - Explain Reason for Exemption: Trustee of Trust is the mother of grantee. Transfer from Trust with NO consideration
- 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 Att'y for Grantor
 Signature: [Signature] Capacity Att'y for Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Constance M. Wells, Trustee
 Address: P.O. Box 443
 City: DANVIA
 State: NEVADA Zip: 89042

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Eric J. Wells
 Address: P.O. Box 202
 City: DANVIA
 State: NEVADA Zip: 89042

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Dylan V. Frehner Escrow #: w/a
 Address: P.O. Box 517
 City: Piache State: NEVADA Zip: 89042