

DOC # 0144076

10/09/2013

12:45 PM

Official Record

Recording requested By  
ALBERT D. SEENO JR.

Lincoln County - NV  
Leslie Boucher - Recorder

Fee: \$18.00

Page 1 of 5

RPTT: \$23.40

Recorded By: LB

Book- 282 Page- 0318



0144076

Lincoln County, Nevada  
Assessor Parcel Number:  
A portion of 006-261-09

Send Tax Bills to, and  
When recorded, return to:

MAX MCCROSKY  
HC 74, Box 172  
Pioche, NV 89043

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**QUIT CLAIM DEED**

(E.Side of Eagle Valley - Cemetery Lot)

**Tuffy Ranch Properties LLC, a Nevada limited liability company and its successors and assigns (collectively, the "Grantor")**

in consideration of ONE DOLLAR (\$1.00), and other consideration given, the receipt and sufficiency of which is hereby acknowledged, does hereby QUIT CLAIM WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, TYPE OR NATURE WHATSOEVER, to:

**MAX AND SHIRLEY MCCROSKY, AS HUSBAND AND WIFE,  
WITH RIGHT OF SURVIVORSHIP**

the real property consisting of approximately 24,326 sq. feet which is a private family Cemetery Lot and is located in Eagle Valley, County of Lincoln, State of Nevada, all of which such real property is more specifically described on EXHIBIT "A" attached to this Quit Claim Deed. Such Cemetery Lot is also shown on the Plat attached to this Quit Claim Deed as Exhibit "B".

The transfer set forth in this Quit Claim Deed is done pursuant to NRS 278.320(1)(c)(4) which exempts a Cemetery Lot from the division of land requirements.



A portion of 006-261-09  
Eagle Valley\_McCrosky Cemetery-East Side


THE TRANSFER SUBJECT OF THIS QUIT CLAIM DEED IS GIVEN SUBJECT TO:

- 1. Taxes for the fiscal year, prorated as agreed.
- 2. Rights of way, reservations, restrictions, easements and any other conditions of record.

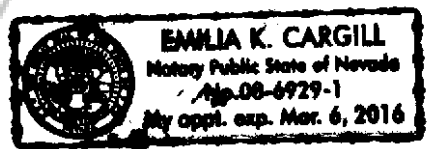
THE TRANSFER SUBJECT OF THIS QUIT CLAIM DEED EXPRESSLY EXCEPTS AND EXCLUDES ANY AND ALL WATER, WATER RIGHTS, SPRING RIGHTS AND DITCH RIGHTS HEREBY RESERVED UNTO (OR PREVIOUSLY VESTED IN), GRANTOR, AND FURTHER EXPRESSLY RESERVING UNTO GRANTOR ANY AND ALL SUBSURFACE MINERALS AND MINERAL RIGHTS OF ANY KIND OR NATURE WHATSOEVER HEREBY RESERVED BY (OR PREVIOUSLY VESTED IN), GRANTOR, WITHOUT ANY SURFACE RIGHTS.

September 17, 2013.

TUFFY RANCH PROPERTIES, LLC  
A Nevada limited liability company


By:   
Albert D. Seeno, Jr., Manager

~~GALIFORNIA FORM OF NOTARY ATTACHED~~



State of Nevada )  
County of Clark ) ss:

This instrument was acknowledged before me on Sept. 17, 2013, by Albert D. Seeno, Jr. as Manager of Tuffy Ranch Properties, LLC.

  
My comm. exp. 3/6/16



DESCRIPTION of the McCrosky/Lytle Cemetery

The McCrosky/Lytle Cemetery is located along the Eagle Valley Road mostly in the SE1/4NW1/4 Section 2, Township 1 North, Range 69 East, Mount Diablo Meridian in central Eagle Valley and more particularly described as follows:

Beginning the most southerly corner of said cemetery at a large pipe fence corner with a metal disk stamped L SMITH PLS 12751, alongside the Eagle Valley Road, from which the west quarter corner of said Section 2 bears S 81°10'59" W 2508.46';

Thence N 70°49'16" W 98.98' \*;

Thence N 18°58'15" E 66.73' \*;

Thence N 64°37'24" E 144.07' \*;

Thence S 77°54'02" E 140.76' \*\* to the Eagle Valley Road;

Thence S 26°30'54" W 64.39' \*\* along the Eagle Valley Road;

Thence S 73°46'51" W 88.11' \*;

Thence N 73°49'34" W 59.88' \*;

Thence S 21°58'55" W 67.20' to the point of beginning \*;

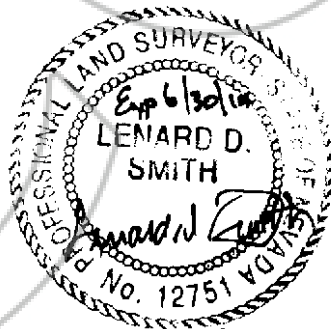
Containing 24,326 square feet more or less (0.558 acres).

\* to a large pipe fence post with a metal disk stamped L SMITH PLS 12751

\*\* to a rebar & plastic cap stamped BBE PLS 8625

The Basis of Bearings is the west line of the northwest quarter of Section 2, Township 1 North, Range 69 East, M.D.M. given as N 00°02'00" E in the Bureau of Land Management Dependent Resurvey

End of description.



8/28/13

DESCRIPTION of the McCrosky/Lytle Cemetery

EXHIBIT A

The McCrosky/Lytle Cemetery is located along the Eagle Valley Road mostly in the SE1/4NW1/4 Section 2, Township 1 North, Range 69 East, Mount Diablo Meridian in central Eagle Valley and more particularly described as follows:

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End of description.

To be stamped by  
L. Smith

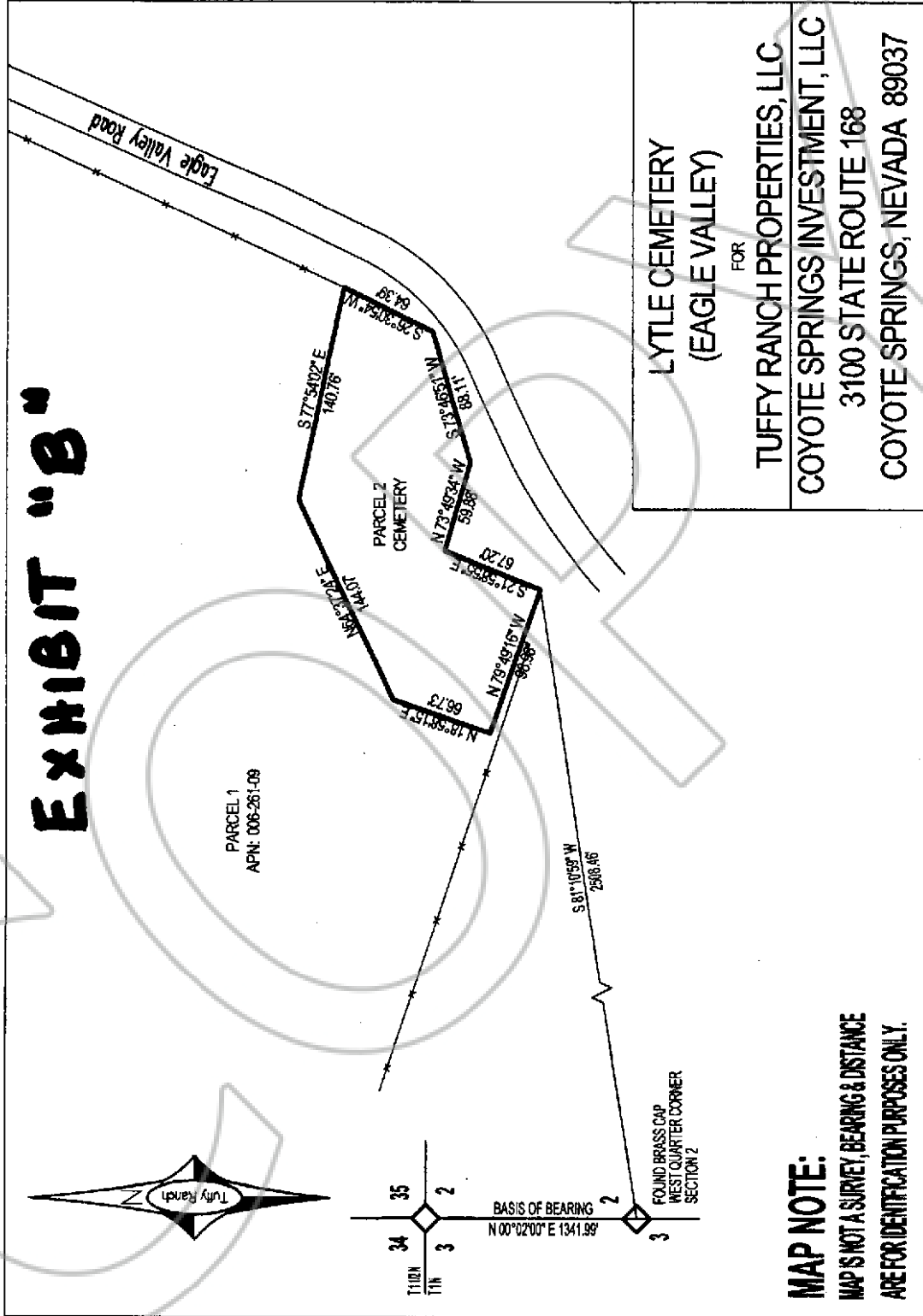


0144075

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# EXHIBIT "B"



LYTLE CEMETERY  
(EAGLE VALLEY)

FOR

TUFFY RANCH PROPERTIES, LLC  
COYOTE SPRINGS INVESTMENT, LLC  
3100 STATE ROUTE 168  
COYOTE SPRINGS, NEVADA 89037

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
ALBERT D. SEENO JR.

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of Fee: \$18.00  
Recorded By: LB RPTT: \$23.40  
Book- 282 Page- 0318

- 1. Assessor Parcel Number(s)
  - a. 006-261-09, a portion of \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. 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 type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Other <u>Cemetery</u>	

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: TIA 6,000

- 3. a. Total Value/Sales Price of Property \$ 77.10 TIA 6000.00
- b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ 77.10
- d. Real Property Transfer Tax Due \$ \$ 23.40

- 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 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 \_\_\_\_\_ Capacity: Manager of Tuffy Ranch Proper  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 SEE ATTACHMENT  
 Print Name: Albert D. Seeno, Jr., Manager  
 Address: 4021 Port Chicago Highway  
 City: Concord  
 State: CA Zip: 94520

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Max McCrosky AND SHIRLEY MCCROSKY  
 Address: HC 74, box 172  
 City: Pioche  
 State: NV Zip: 89043

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: SELLER Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_



07-144076  
10/09/2010

COPY

TUFFY RANCH PROPERTIES, LLC.  
4021 PORT CHICAGO HIGHWAY  
CONCORD, CA 94520