

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$40.00

Page 1 of 2

RPTT:

Recorded By: AE

Book- 284 Page- 0360

A.P.N.: 002-143-01
File No: 116-2458628 (SC)



0144734

When Recorded Return To: Mail Tax Statements To:
Frank Davis Beard
878 East Main Street
Panaca, NV 89042

R.P.T.T.: \$Exempt 5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Linda Beard spouse of the grantee herein

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Frank Davis Beard, a married man as his sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Lincoln**, State of **Nevada**, described as follows :

A PARCEL OF LAND SITUATED WITHIN SECTION 8, TOWNSHIP 2 SOUTH, RANGE 68 EAST, M.D.M., WITHIN LOT 1 OF BLOCK 15, TOWN OF PANACA, LINCOLN COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 15, BEING THE NORTHWEST CORNER OF APN 02-143-01, AND A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE ROUTE NO. 319, WHENCE THE NORTHEAST CORNER OF SAID SECTION 8 BEARS NORTH 14°13'12" EAST, A DISTANCE OF 2,104.66 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°41'34" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.00 FEET TO THE ADJUSTED NORTHEAST CORNER OF APN 02-143-01; THENCE SOUTH 00°19'33" EAST LEAVING SAID RIGHT OF WAY ALONG THE ADJUSTED BOUNDARY LINE A DISTANCE OF 162.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 41.00 FEET; THENCE SOUTH 00°19'33" EAST A DISTANCE OF 3.00 FEET; THENCE SOUTH 89°41'34" WEST A DISTANCE OF 125.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY OF SECOND STREET; THENCE NORTH 00°19'33" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 166.00 FEET TO THE POINT OF BEGINNING.

NOTE: ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 25, 1996, BOOK 122, PAGE 365, AS INSTRUMENT NO. 106491.



0144734

Book 294
Page: 261

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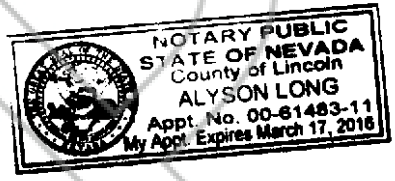
A.P.N.: 002-143-01

Quitclaim Deed - continued

File No: 116-2458628 (SC)

STATE OF NEVADA)
COUNTY OF ~~CLARK~~ ^{Lincoln})
:SS.

This instrument was acknowledged before me on
12/18/13 by Linda Beard



Notary Public
(My commission expires: March 17, 2016)

STATE OF NEVADA
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$40.00
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1. Assessor Parcel Number(s)

- a) 002-143-01
- 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't
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECOR.

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$00.00
- b) Deed in Lieu of Foreclosure Only (value of (\$))
- c) Transfer Tax Value: \$00.00
- d) Real Property Transfer Tax Due \$00.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: Exempt 5
- b. Explain reason for exemption: Remove spousal interest, never on title, no consideration

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: Linda Beard
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Linda Beard
Address: 878 East Main Street
City: Panaca
State: NV Zip: 89042

Print Name: Frank Davis Beard
Address: 878 East Main Street
City: Panaca
State: NV Zip: 89042

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

First American Title Insurance
Print Name: Company Lenders Advantage
Address: 2500 Paseo Verde Parkway, Suite 120
City: Henderson

File Number: 116-2458628 SC/SC
State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)