

APN: 011-220-01

APN: 011-200-06



QUITCLAIM DEED

Title of Document

Affirmation Statement

X  I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does not contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of any person or persons. (Per NRS 239B.030)

\_\_\_\_\_ I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording **does contain** the social security number, driver's license or identification card number, or any "Personal Information" (as defined by NRS 603A.040) of a person or persons as required by law: \_\_\_\_\_ (State specific law)

Phyllis M. Frias,  
Signature Title: Trustee

Phyllis M. Frias, Trustee

Phyllis M. FRIAS  
Print

3-27-14  
Date

**Grantee's address and mail tax statements to:**  
Phyllis M. Frias, Trustee  
3930 West Frias Avenue  
Las Vegas, Nevada 89141-8801



APNs: 011-220-01; 011-200-06  
WHEN RECORDED MAIL TO AND  
SEND TAX STATEMENTS TO:  
Phyllis M. Frias, Trustee  
3930 West Frias Avenue  
Las Vegas, Nevada 89141-8801

**QUITCLAIM DEED**

PHYLLIS M. FRIAS, TRUSTEE OF THE PHYLLIS M. FRIAS MANAGEMENT TRUST Dated January 28, 1998, as amended (the "Trust"), as Grantor, does hereby confirm, quitclaim, convey and transfer all of its right, title and interest to PHYLLIS M. FRIAS, TRUSTEE OF THE PHYLLIS M. FRIAS MANAGEMENT TRUST Dated January 28, 1998, as amended, as Grantee. The Trust and the Phyllis Frias Management Trust are one and the same trust that was referred to in the following previously recorded instruments: (i) that certain Grant, Bargain and Sale Deed recorded on November 28, 2007, as Document No. 0130624; (ii) that certain Correction Deed For A Quit Claim Deed recorded on February 9, 2010, as Document No. 0135363; and (iii) that certain Corrected Deed For A Previously Recorded Quit-Claim Deed recorded on February 22, 2010, as Document No. 0135428.

This Quitclaim Deed is being recorded to combine in one instrument Grantee's ownership of the parcels described herein, including reference to the complete legal description for Assessor Parcel Number 011-200-06 as modified by





EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1: APN: 011-220-01

A PORTION OF NW 1/4 SECTION 32, TOWNSHIP 6 SOUTH, RANGE 61 EAST M.D.M. BEING LOT 1 OF PARCEL MAP DOC. NO. 77005 LINCOLN COUNTY, NEVADA RECORDS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 32; THENCE SOUTH 89°18'07" EAST, 1816.30 FEET (N 88°48'51" W A DISTANCE OF 1817.68 FEET PER AFOREMENTIONED PARCEL MAP) TO THE POINT OF BEGINNING; THENCE SOUTH 07°56'22" EAST, 30.37 FEET (SOUTH 7°48'36" EAST, 30.37 FEET PER AFOREMENTIONED PARCEL MAP); THENCE NORTH 88°56'37" WEST, 416.66 FEET (NORTH 88°48'51" WEST, 416.69 FEET PER AFOREMENTIONED PARCEL MAP); THENCE SOUTH 01°48'31" EAST, 655.58 FEET (SOUTH 1°40'45" EAST, 655.64 FEET PER AFOREMENTIONED PARCEL MAP); THENCE SOUTH 87°53'27" WEST A DISTANCE OF 422.76 FEET (SOUTH 87°53'27" WEST 422.65 FEET PER AFOREMENTIONED PARCEL MAP); THENCE NORTH 01°49'30" WEST, 709.96 FEET (NORTH 01°40'45" WEST, 710.00 FEET PER AFOREMENTIONED PARCEL MAP); THENCE SOUTH 88°56'37" EAST, 836.90 FEET (SOUTH 88°48'51" EAST, 836.62 FEET PER AFOREMENTIONED PARCEL MAP) TO THE POINT OF BEGINNING.

PARCEL 2: APN: 011-200-06

A portion of Parcel 1 and all of Parcel 2 as shown on the Boundary Line Adjustment filed in the Office of The Lincoln County Recorder on April 25, 2007 in Book C of Maps, Page 328, as Instrument No. 128829, being a portion of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 32, Township 6 South, Range 61 East, M.D.M. Lincoln County, Nevada being more specifically described as follows:

Commencing at the North Quarter Corner of Section 32, thence along the Westerly boundary of the Northeast Quarter (NE ¼) of said Section 32, South 01°49'30" East, 1346.96 feet to the Northwest corner of said Parcel 1; thence leaving said Westerly boundary and continuing along the Northerly boundary of said Parcel 1, South 89°11'21" East, 228.36 feet to the Northeast corner of said Parcel 1 and the Northwest corner of aforementioned Parcel 2, the **POINT OF BEGINNING**; thence along the Northerly boundary of said Parcel 2, South 89°11'21" East, 561.52 feet to a point on the Westerly



right-of-way of US Highway 93; thence along said Westerly right-of-way the following two (2) courses:

thence South  $17^{\circ}54'13''$  East, 255.65 feet;  
thence along a tangent circular curve to the right with a radius of 9900.00 feet and a central angle of  $03^{\circ}29'11''$  and an arc length of 602.41 feet;

thence leaving said Westerly right-of-way with a non-tangent line North  $88^{\circ}54'55''$  West, 240.37 feet, thence South  $10^{\circ}21'45''$  East, 525.91 feet; thence North  $89^{\circ}18'07''$  West, 11.17 feet; thence  $88^{\circ}56'37''$  West, 19.42 feet; thence North  $10^{\circ}21'45''$  West, 526.00 feet; thence South  $88^{\circ}54'55''$  East, 17.64 feet;

thence from a tangent which bears North  $18^{\circ}36'31''$  West, along a circular curve to the left with a radius of 2095.00 feet and a central angle of  $01^{\circ}18'03''$  and an arc length of 47.56 feet to a point on the common boundary of aforementioned Parcels 1 & 2;

thence along said common boundary the following five (5) courses:

thence with a non-tangent line North  $19^{\circ}56'03''$  West, 27.58 feet;  
thence North  $22^{\circ}21'51''$  West, 79.35 feet;  
thence from a tangent which bears North  $23^{\circ}09'58''$  West, along a circular curve to the left with a radius of 1821.79 feet and a central angle of  $11^{\circ}04'36''$  and an arc length of 352.20 feet;  
thence with a non-tangent line North  $40^{\circ}49'42''$  West, 210.58 feet;  
thence North  $42^{\circ}07'15''$  West, 287.11 feet to the **POINT OF BEGINNING**.

Said parcel contains an area of approximately 7.19 acres.

### **BASIS OF BEARINGS**

North  $88^{\circ}55'12''$  West being the South boundary of Section 32, Township 6 South, Range 61 East, M.D.M., Lincoln County, Nevada as shown on the Record of Survey for the Phyllis Frias Management Trust, recorded in the Office of the Lincoln County Recorder on March 3, 2008 in Book C, Page 388, as Document No. 131065.

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
PHYLLIS FRIAS

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$18.00  
Recorded By: LB RPTT:  
Book- 286 Page- 0339

1. Assessor Parcel Number (s)

- a) 011-220-01
- b) 011-200-06
- 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'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

FOR RECORDERS OPTIONAL USE ONLY  
Notes: Trust on File  
in office

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: \_\_\_\_\_  
Transfer is to a trust without consideration

5. 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 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 Phyllis M. Frias Capacity Trustee  
Signature Phyllis M. Frias Capacity Trustee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)  
Print Name: Phyllis M. Frias Mgmt Trust  
Address: 3930 West Frias Avenue  
City: Las Vegas  
State: NV Zip: 89141-8801

(REQUIRED)  
Print Name: Phyllis M. Frias Mgmt Trust  
Address: 3930 West Frias Avenue  
City: Las Vegas  
State: NV Zip: 89141-8801

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

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