

Official Record

Recording requested By  
STEVEN R. NELSON

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$42.00

Page 1 of 4

RPTT:

Recorded By: AE

Book- 289 Page- 0287

APN #: 001-192-14



0146014

Quit Claim Deed

Type of Document

Recording Requested By:

JONES FAMILY TRUST, Troi A. Nelson, Successor Trustee (Grantor)

Return Documents To:

Name: Troi A. Nelson

Address: P.O. Box 2087

City / State / Zip: Walnut Creek, CA 94595-0087

Send Tax Statements to:

Name: Troi A. Nelson

Address: P.O. Box 2087

City / State / Zip: Walnut Creek, CA 94595-0087

QUITCLAIM DEED

(Trust to Two Individuals)

Grantor: (JONES FAMILY TRUST, Troi A. Nelson, Successor Trustee)

Grantees: (Troi A. Nelson) (Heidi K. Harris)



**Assessor's Parcel Number:**  
001-192-14

**Prepared By:**  
TROI A. NELSON  
PO BOX 2087  
WALNUT CREEK, CA 94595-0087

**After Recording Return To:**  
TROI A. NELSON  
PO BOX 2087  
WALNUT CREEK, CA 94595



SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On 13 August 2014, THE GRANTOR,

-- JONES FAMILY TRUST, Troi Alta Nelson, Successor Trustee,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- TROI ALTA NELSON residing at 1710 NEWELL AVENUE, WALNUT CREEK, CONTRA COSTA County, California 94595
- HEIDI KAY HARRIS residing at 2037 NW 47th PLACE, GAINESVILLE, ALACHUA County, Florida 32605

as joint tenants with rights of survivorship, the following described real estate, situated in PIOCHE, in the County of LINCOLN, State of Nevada:

Legal Description: Parcel 14 of the John and Patsy Franks parcel map in Book A-1, Page 293 of the Lincoln County Records.

Description was obtained from the LINCOLN County Recorder's Office, Doc #0145208.



Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Transfer with nominal consideration from a family trust to the individual sibling beneficiaries in the trust.

Mail Tax Statements To:

TROI A. NELSON  
PO BOX 2087  
WALNUT CREEK, California 94595

**[SIGNATURE PAGE FOLLOWS]**

Troi Alta Nelson, SUCTR

TROI ALTA NELSON, Successor Trustee on behalf of the JONES FAMILY TRUST

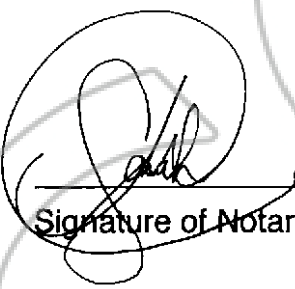
STATE OF CALIFORNIA  
COUNTY OF CONTRA COSTA COUNTY

On 08/11/2014 before me, SARAH VALDEZ, NOTARY PUBLIC personally appeared TROI ALTA NELSON on behalf of the JONES FAMILY TRUST, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of the which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Signature of Notary Public

(Notary Seal)

Signature and Notary for Quitclaim Deed regarding PARCEL NUMBER: 001-192-14  
PARCEL 14 OF THE JOHN AND PATSY FRANKS PARCEL MAP IN BOOK A-1,  
PAGE 293 OF THE LINCOLN COUNTY RECORDS

STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
STEVEN R. NELSON

Lincoln County - NV  
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$42.00  
Recorded By: RE RPTT:  
Book- 289 Page- 0287

- 1. Assessor Parcel Number(s)
  - a. 001-192-14
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input checked="" 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
Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <i>Trust on file Loe</i>	

- 3.a. Total Value/Sales Price of Property \$ 18,463
- b. Deed in Lieu of Foreclosure Only (value of property) ( 0 )
- c. Transfer Tax Value: \$ 18,463
- d. Real Property Transfer Tax Due \$ Exempt

**4. If Exemption Claimed:**

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

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 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 Troi A. Nelson, SUC TR Capacity: Grantor

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: JONES FAMILY TRUST  
 Address: PO Box 2087  
 City: Walnut Creek  
 State: California Zip: 94595

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Troi A. Nelson & Heidi K. Harris  
 Address: PO Box 2087  
 City: Walnut Creek  
 State: CA Zip: 94595

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

Print Name: Steven R. Nelson Escrow # \_\_\_\_\_  
 Address: PO Box 2087  
 City: WALNUT CREEK, CA 94595 State: \_\_\_\_\_ Zip: \_\_\_\_\_