

DOC # 0146118

08/20/2014 04:48 PM

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: **\$43.00** Page 1 of 5
RPTT: Recorded By: AE
Book- 289 Page- 0488



APN# 002-143-01

Recording Requested by and Return To:

Name: First American Title

Address: 2500 Paseo Verde Pkwy #100

City/State/Zip: Henderson, NV 89074

Grant, Bargain and Sale Deed
(Title on Document)

Re record document recorded as book 284, page
360, instrument # 0144734 to include the grantors
signature page

File No. 2458628 (SC)



CERTIFICATION OF COPY

State of Nevada }
County of Lincoln } ss.

I, Leslie Boucher, the duly elected, qualified and acting County Recorder of Lincoln County, in the State of Nevada, do hereby certify that the foregoing is a true, full and correct copy of the original Quitclaim Deed now on file in this office, in Book 284 of Official Records Page 360-361 as Document Number 0144734

IN WITNESS WHEREOF, I have set my hand and affixed the Seal of my office, in Pioche, Nevada, on Wednesday, August 20, 2014 at 2:42 PM

Leslie Boucher

Leslie Boucher Recorder

[Handwritten Signature]

Amy Elmer Deputy Recorder

Heather Boyce Deputy Recorder



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)



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.



0146118

Book: 289
Page: 491

08/20/2014
Page: 1 of 5

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

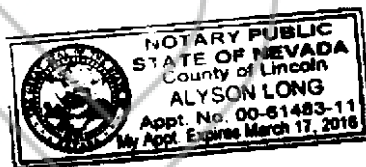
Quitclaim Deed - continued

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)



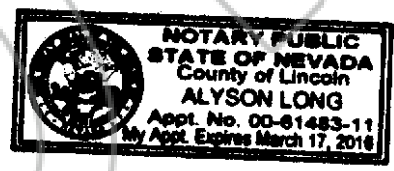
The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

Linda Beard 8/20/14
Linda Beard Date

STATE OF NEVADA)
)
COUNTY OF CLARK Lincoln) :ss.

This instrument was acknowledged before me on 8/20/14 by Linda Beard.

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



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Page 1 of 1 Fee: \$43.00

Recorded By: AE RPTT:

Book- 289 Page- 0488

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'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property

\$ 00.00

Deed in Lieu of Foreclosure Only (value of property) ()

Transfer Tax Value:

\$ 00.00

Real Property Transfer Tax Due

\$ 00.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 03
- b. Explain Reason for Exemption: adding signature page

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: [Signature] Capacity: [Signature]

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

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

BUYER (GRANTEE) INFORMATION (REQUIRED)

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

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

Print Name: First American Title Insurance Co Escrow #: 116-2458628 sc/dp
 Address: 2500 Paseo Verde Private Suite 20
 City: Henderson State: NV Zip: 891074