DOC # 0146264

09/19/2014

9:05 AM

Official Record
Recording requested By
COW COUNTY TITLE COMPANY

Lincoln County - NV Leslie Boucher - Recorder

Fee: \$43.00 Page 1 of 5 RPTT: Recorded By: AE

Book- 290 Page- 0374

A.P.N. 001-192-14
R.P.T.T. Exempt
Escrow No. 48022
Recording Requested By:
Cow County Title Co.

Mail Tax Statements To:

Same as below

When Recorded Mail To:

Troi Alta nelson P O Box 2087

Walnut Creet, CA 94595-0087

# RE-RECORDING QUITCLAIM DEED TO FURTHER CLARIFY GRANTOR:

GRANTOR: TROI ALTA NELSON as the Successor Trustee of the JONES FAMILY TRUST dated January 25, 2010, as amended



0146264 Book: 250 09/19/2014 Page: 375 Page: 2015

APN #: \_\_\_\_\_\_O01-192-14

Quit Claim Deed

Type of Document

DOC # 0146014 08/13/2014 01:21 PM

Official Record
Recording requested By
STEVEN R. NELSON

Lincoln County - NV
Leslie Boucher - Recorder
Fee: 442 00 Page 1 of 4

Fee: \$42.00 Page 1 of 4 RPTT: Recorded By: AE Book- 289 Page- 0287



### **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

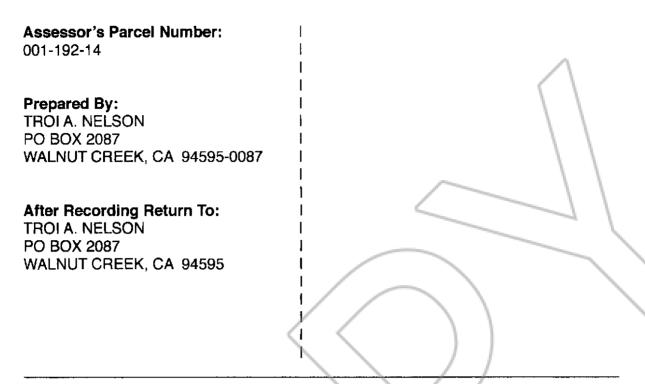
City / State / Zip: Walnut Creek, CA 94595-0087

#### **QUITCLAIM DEED**

(Trust to Two Individuals)

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

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



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:

<u>Legal Description</u>: 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 Celta Kelson, 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/afe subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(jes), 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. (Notary Seal) Signature of Notary Public

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

# DOC # DV-146264

# Official Record

# **STATE OF NEVADA**

1. Assessor Parcel Number(s) a) 001-192-14 b) Book Book Book Book Book Book Book Boo	STATE OF NE	VADA N OF VALUE				Recording reque COW COUNTY TITL	sted By E COMPANY
a) 001-192-14 b)			FOR RECORD	ER'S (	Lincol	County - NV	
Book Date of Recording: Recorded By: 6ft Recorded By: 6ft Recorded By: 6ft Book - 298 Page - 6374  2. Type of Property  a) X Vacant Land b) Single Family Residence  c) Condo/Twnhse d) 2-4 Plex  c) Condo/Twnhse d) Mobile Home  d) Apartment Bildg. f) Commercial/Industrial  g) Agricultural h) Mobile Home  3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (Value of Property) - 0-1  Transfer Tax Value Real Property Transfer Tax Due:  3. Transfer Tax Value Real Property Transfer Tax Due:  4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: REB-RECORDING Doc#146014 to correct Grantos  5. Partial Interest: Percentage being transferred. 100 %  The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and lRS 375.110 that the information provided is correct to the best of their information and belief, and can esupported by documentation if called upon to substantiate the information and belief, and can esupported by documentation if called upon to substantiate the information provided herein. unthermore, the disallowance of any claimed exemption or other determination of additional tax due, hay result in a penalty of 10% of the tax due plus interest at 1% per month.  JONES FAMILY TRUST TROI ALTA NELSON Print Name: HEIDI KAY HARRIS  Address: P O BOX 2087 Address: P O BOX 2087 WALNUT CREEK, CA City/State/Zip 94595 City/State/Zip  COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)  Company Name: Cow County Title Co. P O Box 518, 328 Main Street, Ploche, Nevada 89043				Document/Ins	trume	Leslie Bouch	ner – Recorder
Company Name:  Date of Recording: Recorded By: Aff Book - 290 Page - 0374  Read Book - 290 Page - 0374  Read Book - 290 Page - 0374  Read Book - 290 Page - 240			<del></del>	ľ		Page 1 of 1	
2. Type of Property a) X		, , , , , , , , , , , , , , , , , , , ,		Date of Recor	dina:		
2. Type of Property a) X Vacant Land b) Single Family Residence c) Condo/Twnhse d) 2.4 Plex e) Apartment Bidg. f) Commercial/Industrial g) Agricultural h) Mobile Home 3. Total Value/Sales Price of Property Deed in Lieu of Foreclosure Only (Value of Property) Deed in Lieu of Foreclosure Only (Value of Property) Transfer Tax Value Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption, per NRS 375.090, Section: b. Explain Reason for Exemption: RE_RECORDING Doc# 146014 to correct Grantor 5. Partial Interest: Percentage being transferred: 100 % the undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and IRS 375.10 that the information provided is correct to the best of their information and belief, and can esupported by documentation if called upon to substantiate the information provided herein. unthermore, the disallowance of any claimed exemption or other determination of additional tax due, hay 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 dditional amount owed.  Signature:  Capacity: Buyer/Grantee  BUYER (GRANTEE) INFORMATION TROI ALTA NELSON Finit Name: dated January 25, 2010 Print Name: dated January 25, 2010 Print Name: dated January 25, 2010 Print Name: MEIDI KAY HARRIS Address: P O BOX 2087 WALNUT CREEK, CA City/State/Zip 94595  COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer) Company Name: Cow County Title Co. Escrow No 48022 P.O. Box 518, 328 Main Street, Ploche Nevada 89043	· · · · · · · · · · · · · · · · · · ·				5	BOOK- 250 Pag	e= 03/4
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Print Name: dated January 25, 2010 Print Name: HEIDI KAY HARRIS  Address: P O BOX 2087 Address: P O BOX 2087  WALNUT CREEK, CA 94595  City/State/Zip  COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)  Company Name: Cow County Title Co. Escrow No 48022  P.O. Box 518, 328 Main Street, Pioche, Nevada 89043	SELLER (GI	RANTOR) INFORMA	TION	BUYER (G	RANTEE	E) INFORMAT	<u>ION</u>
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City/State/Zip 94595 City/State/Zip  COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)  Company Name: Cow County Title Co. Escrow No 48022  P.O. Box 518, 328 Main Street, Pioche, Nevada 89043	Address:			Address:	<u>P O BO</u>	X 2087	
COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)  Company Name: Cow County Title Co. Escrow No 48022  P.O. Box 518, 328 Main Street, Pioche, Nevada 89043	City/State/Zin	and the second s	A	City/State/Zin	WALNU	JT CREEK, CA	94595
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