

Parcel Number: 003-121-32

GRANTEE:

John L Avery & Lorraine Y. Avery



### Quit Claim Deed

I, Patrick Barrett Byrnes (Grantor) do hereby quit-claim to John L Avery (Grantee) and Lorraine Y. Avery (Grantee), for good and valuable consideration, the following described tract of land located in Caliente, Lincoln County, Nevada.

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE 1/4)  
OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 67 EAST, M.D.B. AND M., LINCOLN COUNTY,  
NEVADA DESCRIBED AS FOLLOWS:

PARCEL 4D AS SHOWN UPON PARCEL MAP FOR RONAL YOUNG RECORDED APRIL 7, 1999 IN  
PLAT BOOK B, PAGE 205, AS FILE 112579.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions remainders, rents, issues or profits thereof

Witness the hand of said grantor this 25 day of July 2015

Patrick Barrett Byrnes

Patrick Barrett Byrnes

Witness the hand of said grantee this 29<sup>th</sup> day of July 2015

John L Avery


John L Avery

Lorraine Y. Avery

Lorraine Y. Avery

State of Utah  
County of Salt Lake  
On this 29<sup>th</sup> day of July, 2015, Patrick Barrett Byrnes  
 Personally appeared before me,  
 who is personally known to me,  
 who's identity I verified on the bases of UTAH DRIVER LICENSE  
 who's identity I verified on the oath/affirmation of a credible witness  
to be the signer of the foregoing document, and he/she acknowledges that he/she signed it.

[Signature]  
Notary Public  
My Commission Expires October 25, 2016


 BETH ROGERS  
Notary Public  
State of Utah  
Comm. No. 659763  
My Comm. Expires Oct 25, 2016

Notary Public's Signature [Signature]  
My Commission Expires Dec 2 2017

on 29 day of July, 2015 by John L Avery and Lorraine Y Avery

This instrument was acknowledged before me

State of Nevada  
County of Lincoln

  
SASHA J. ORR  
Notary Public State of Nevada  
No. 13-12275-11  
My appt. exp. Dec. 2, 2017

Recording requested By  
 JOHN L. AVERY

**STATE OF NEVADA  
 DECLARATION OF VALUE FORM**

Lincoln County - NV  
**Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$15.00  
 Recorded By AE RPTT: \$70.20  
 Book- 297 Page- 0287

1. Assessor Parcel Number(s)  
 a) 003-121-32  
 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 \$ 18,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due \$ 70.20

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Patrick Barrett Byrnes Capacity Grantor

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Patrick Barrett Byrnes  
 Address: 860 W. Pantano Ct  
 City: M. d. vale  
 State: UT Zip: 84047

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: John L Avery | Lorraine Y. Avery  
 Address: PO Box 186  
 City: Caliente  
 State: NV Zip: 89008

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

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