

**DOC # 0148594**

11/24/2015

08:14 AM

**Official Record**

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT: \$124.80

Recorded By: LB

Book- 299 Page- 0591



APN# 003-077-14

Recording Requested by and Return To:

Name: First American Title

Address: 2500 Paseo Verde Parkway #120

City/State/Zip: Henderson, NV 89074

Quitclaim Deed  
(Title On Document)

This page added to provide additional information required by  
NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.



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(top [X] inches reserved for recording data)

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, by Grantor, **Wells Fargo Bank N.A.**, a national banking association organized under the laws of the United States, whose tax mailing address is **8480 Stagecoach Circle, Frederick, MD 21701**, for consideration paid, quitclaims to Grantee, **Sheryl Rae Johnson and Jeff Lee Johnson**, whose address is **P.O. Box 117, Caliente, NV 89008**.

**WITNESSETH**, That the said first party, for and in consideration of **\$1.00 (One Dollar and Zero Cents)** and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described parcel of land, and the improvements and appurtenances thereto in the County of Lincoln, State of Nevada to wit:

**Commonly Known As: 190 Front St., Caliente, NV 89008**  
**Parcel No.: 003-077-14**

**Legal Description: ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF LINCOLN AND STATE OF NEVADA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT NUMBERED ELEVEN (11) IN BLOCK NUMBERED ONE (1) IN THE CITY OF CALIENTE, COUNTY OF LINCOLN, STATE OF NEVADA**

The property hereinabove described was acquired by the Grantor by instrument and recorded in Book **298**, Page **113**, Lincoln County, State of Nevada

IN WITNESS WHEREOF, the said Grantor has signed these presents.

Signed, sealed and delivered in the presence of:



WELLS FARGO BANK N.A.

Chad M. Kuhl 11/4/15

By: Chad M. Kuhl  
Vice President Loan Documentation

Its: \_\_\_\_\_

Date: 11/4/15

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

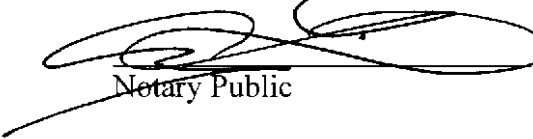
**COPIES**

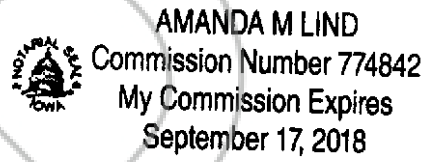


State of Iowa

County Dallas

On this 4 day of November, A.D., 2015, before me, a Notary Public in and for said county, personally appeared Chad M. Kunl, to me personally known, who being by me duly sworn (or affirmed) did say that that person is VPLO (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Chad M. Kunl acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

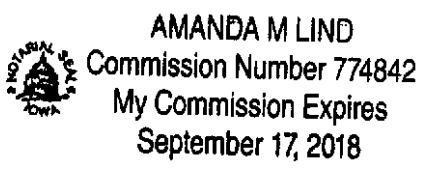
 (Signature) (Stamp or Seal)  
Notary Public



STATE OF Iowa )  
COUNTY OF Dallas ) SS.:

On the 4 day of November, A.D., 2015 before me, the undersigned, personally appeared Chad M. Kunl, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the **State of Iowa**. (Insert the city or political subdivision and the state or country or other place the acknowledgment was taken).

  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

DOC # DV-148594  
11/24/2015 08:14 AM  
Official Record

- 1. Assessor Parcel Number(s)
  - a) 003-077-14
  - b) \_\_\_\_\_
  - c) \_\_\_\_\_
  - d) \_\_\_\_\_

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV  
Leslie Boucher - Recorder

- 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 RECO**

Page 1 of 1 Fee: \$17.00  
Recorded By: LB RPTT: \$124.80  
Book \_\_\_\_\_ Book- 299 Page- 0591  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$0.00 31,743.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$31,743.00
- d) Real Property Transfer Tax Due \$124.80
- 4. **If Exemption Claimed:**
  - a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
  - b. Explain reason for exemption: \_\_\_\_\_
- 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: \_\_\_\_\_ Capacity: Agent  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Wells Fargo Bank, NA  
Address: 8480 Stagecoach Circle  
City: Frederick  
State: MD Zip: 21701

Print Name: Sheryl Rae Johnson and Jeff Lee Johnson  
Address: 190 Front Street  
City: Caliente  
State: NV Zip: 89008

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

First American Title Insurance  
Print Name: Company File Number: 116-2494660 dp/bh  
Address: 2500 Paseo Verde Parkway, Suite 120  
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)