

Official Record

Recording requested By
ANDRA FARMER - TRUSTEE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$14.00

Page 1 of 1

RPTT:

Recorded By: LB

Book- 300 Page- 0457

QUITCLAIM DEED

For a valuable consideration, receipt of which is acknowledged Andra Farmer as Trustee of the Andra Farmer Revocable Living Trust,

does hereby quitclaim to Albert J. Smith, an unmarried man and Andra Farmer, an unmarried woman as joint tenants with rights of survivorship. The real property in the city of Caliente, County of Lincoln, State of Nevada, described as: 101 Rowan Drive.



PARCEL TWO: 03-172-15: Lot two (2) of ROWAN SUBDIVISION in the city of Caliente, according to the official map thereof, filed in the office of the County recorder, Lincoln County, Nevada, on May 19, 1959.

That portion of the West half of the Southwest quarter section 8, Township for South, range 67 E., M. D. B. & M, described as follows:

Commencing at the point of intersection of the westerly line of said section 8, with the Southeasterly line of that certain parcel of land conveyed to Los Angeles and Salt Lake railroad company by deed recorded in book "C-1" page 316, of real estate deed records of said County, said point being North 0° 07' foot East 1034. 0 feet, more or less, from the Southwest corner of said section 8: thence along said South corner of that certain easement conveyed to the board of County commissioners of the County of Lincoln, recorded in book "D-1", page 189 of real estate deed records of said County: thence along the westerly line of said easement parcel, North 0° 07' East 22.93 feet to the true point of beginning: thence leaving said westerly line, South 59° 57' West 50 feet; thence North 30° 03' West 100. 00 feet; thence North 59° 57' East 108. 12 feet to said Westerly line of said easement parcel; thence along said westerly line South 0° 07' West 115. 67 feet to the True Point of Beginning.

Accepting from the above described parcels all mineral rights of every kind and character, reserved by Los Angeles and Salt Lake Railroad company. By deeds recorded, in book J-1, page 113, and December 31, 1962, in book M-1, page 82, Real Estate Deed Records, Lincoln County, Nevada

Andra Farmer, trustee of the Andra Farmer living trust. Andra Farmer, Trustee

Witness my hand this 5th day of Jan. 2016, trustee.

STATE of NEVADA: COUNTY of Lincoln: On 5th Jan 2016 personally

appeared before me, a notary public, Andra Farmer, trustee who acknowledged that she executed the above instrument.

Signature Crystal Budeau (notary public)



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STATE OF NEVADA
 DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 03-172-15
 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 \$ _____
 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 # 5
 b. Explain Reason for Exemption: Transferring from the trust to my father.

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 Andra Farmer trustee of Andra Farmer Revocable Living Trust Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Andra Farmer, Trustee
 Address: PO Bx # 956
 City: Caliente
 State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Albert J. Smith
 Address: PO Bx # 578
 City: Caliente
 State: NV Zip: 89008

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow #: _____
 Address: _____
 City: _____ State: _____ Zip: _____