

**Official Record**Recording requested By  
DYLAN FREHNER, ATTORNEY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT:

Recorded By: HB

Book- 301 Page- 0029



0148843

APN: 06-241-26

## RETURN RECORDED DEED TO:

Richard J. Livreri  
Shanadean Livreri  
4879 Charlemagne Avenue  
Las Vegas, NV 89130

## GRANTEE/MAIL TAX STATEMENTS TO:

Richard J. Livreri  
Shanadean Livreri  
4879 Charlemagne Avenue  
Las Vegas, NV 89130

**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 10 day of Feb., 2016, between SHANADEAN LIVRERI, as her sole and separate property, and as, the party of the first part, hereinafter referred to as "GRANTOR", and RICHARD J. LIVRERI and SHANADEAN LIVRERI, husband and wife as joint tenants with full rights of survivorship and as, the party of the second part, hereinafter referred to as "GRANTEES."

**WITNESSETH:**

That the GRANTOR does hereby quitclaim unto the GRANTEES, and to their heirs and assigns, forever, all their right, title and interest in and to those certain lots, pieces and parcels of the real property commonly known as 4212 Eagle Valley Road, Town of Ursine County of Lincoln, State of Nevada, and more particularly described as follows, to wit:

ASSESSOR PARCEL NUMBER: 06-241-26

Area Eight (8) located in the SE 1/4SE 1/4NW 1/4SE 1/4 Section 35, T. 2 N., R. 69 E., M.D.M. in the Settlement of Ursine, Lincoln County, Nevada as shown on the Record of Survey Map, File No. 0134086, Plat Book C at Page 0487 of Lincoln County, Nevada Records and more particularly described as follows:

Beginning at a point\* on the southwest corner of said Area 8 on Main Street from which the southwest corner of said Section 35 bears S 67°15'16" W 4007.78';

Thence S 66°17'06" E 125.11' on the fence line\*;

Thence N 18°27'27" E 65.22'\*;

Thence N 67°48'54" W 10.66' on the fence line\*;

Thence N 65°51'45" W 114.51' on the fence line\*;

Thence S 18°27'27" W 65.78' to the point of beginning.

Containing 7495 square feet more or less.



STATE OF NEVADA  
DECLARATION OF VALUE

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Page 1 of 1 Fee: \$15.00  
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- 1. Assessor Parcel Number(s)
  - a. 06-241-26
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

- 2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property \$ \_\_\_\_\_
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. Real Property Transfer Tax Due \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 5
- b. Explain Reason for Exemption: A transfer of real property if the owner of the property is related to the person to whom it is conveyed within first degree of linear affinity

- 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 Shanadean Livieri Capacity: GRANTOR

Signature [Signature] Capacity: GRANTEE

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

Print Name: Shanadean Livieri  
 Address: 4879 Charlemagne Ave.  
 City: Las Vegas  
 State: NV Zip: 89130

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

Print Name: Richard J. and Shanadean Livieri  
 Address: 4879 Charlemagne  
 City: Las Vegas  
 State: NV Zip: 89130

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

Print Name: Dylan V. Frehner  
 Address: PO Box 517  
 City: Pioche

Escrow # \_\_\_\_\_  
 State: NV Zip: 89043