

PREPARED BY:
Melissa S. Rowe
P.O. Box 93
Caliente, NV 89008

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
FitzSimons Trust
P.O. Box 444
Caliente, NV 89008

MAIL TAX STATEMENTS TO:
FtizSimons Trust
P.O. Box 444
Caliente, NV 89008



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 17th day of March, 2016, between The Rowe Trust, Trustees; Lavette M. Lee and George T. Rowe, whose address is P.O. Box 336, Caliente, Nevada 89008("Grantor"), and FitzSimons Trust, whose address is P.O. Box 444, Caliente, Nevada 89008 ("Grantee"). *PATRICK RAYMOND FITZSIMONS, Mildred Janet FitzSimons Trustee*

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Lincoln County, Nevada, described as:

Parcel 3: A tract of land situated the NE1/4NE1/4 Section 12, Township 4 South Range 66 East, MDBM, Lincoln County; more particularly described as Parcel 3 of the Merger and Re-subdivision Map for the Dorothea M. Rowe Trust Dated June 20, 1991; Doc. No. 0148899, filed in Lincoln County records. Containing 3.31 acres more or less.

Method of obtaining description: Found on Previously Recorded Deed.

Being the same property conveyed in the County Register's Quitclaim Dee, Book _____, Page _____.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, 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.

Tax/Parcel ID Number: 013-140-27



IN WITNESS WHEREOF the Grantor has executed this deed on the 18 day of March, 2016.

3/18/16
Date

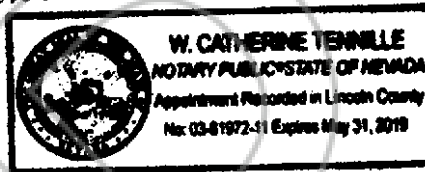
Lavette M. Lee
The Rowe Trust; Trustees Lavette M. Lee, Grantor and

George T. Rowe
George T. Rowe, Grantor

State of Nevada
County of Lincoln

This instrument was acknowledged before me on the 18 day of March, 2016 by Lavette M. Lee George T. Rowe

W. Catherine Tennille
Notary Public Signature



IN WITNESS WHEREOF the Grantee has executed this deed on the 18 day of March, 2016.

3/18/16
Date

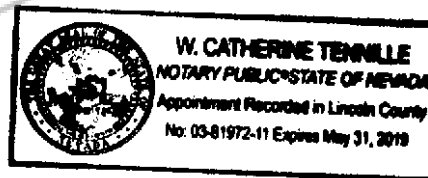
Patrick R. FitzSimons
Patrick R. FitzSimons (Grantee)

Mildred J. FitzSimons
Mildred J. FitzSimons (Grantee)

State of Nevada
County of Lincoln

This instrument was acknowledged before me on the 18 day of March, 2016 by Patrick R. FitzSimons Mildred J. FitzSimons

W. Catherine Tennille
Notary Public Signature



STATE OF NEVADA
DECLARATION OF VALUE FORM

Recording requested By
MILDRED JANET FITZSIMONS, TRUSTEE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00
Recorded By: LB RPTT:
Book- 301 Page- 0515
Book- 301 Page- 0515

- 1. Assessor Parcel Number(s)
a) 013-140-27
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'/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 7
b. Explain Reason for Exemption: transferring property from the Rowe trust to the fitzsimons trust

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 Laurel M. Lee Capacity Trustee
Signature Mildred Janet Fitzsimons Capacity Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: The Rowe Trust
Address: P.O. Bx. 414
City: Caliente
State: NV Zip: 89008

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: The Fitzsimons Trust
Address: P.O. Bx. 444
City: Caliente
State: NV Zip: 89008

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



Grantor:
LAVETTE M. LEE Trustee
George T. Rowe Trustee

Grantee:
Patrick Raymond FitzSimons, Trustee
Mildred Janet FitzSimons, Trustee

